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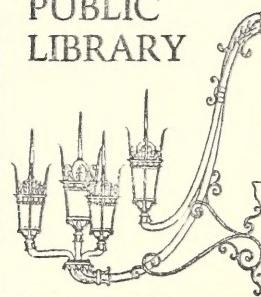
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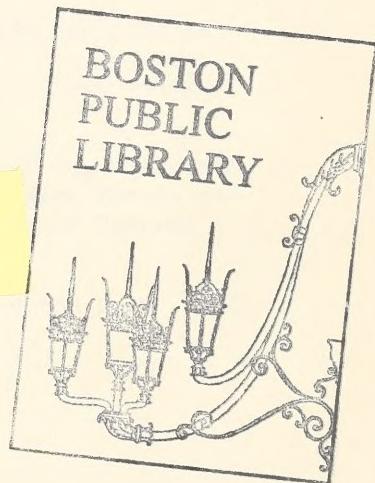
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AN EVALUATION OF 221(d)(3) HOUSING

IN

WASHINGTON PARK

BIND



Prepared by the Planning Department

Boston Redevelopment Authority

// January 1967

Feb. 2, 1967

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AN EVALUATION OF SST(5) IMAGING

in

WASHINGTON PARK

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Sketch of the limestone Pediment

of Boston Public Library Anterior

Author 1967.

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Introduction

Marksdale Gardens, Charlame Park Homes, Academy Homes, were the first 221(d)(3) developments constructed in the Washington Park Urban Renewal Project. The Boston Redevelopment Authority Planning and Design Staff undertook a survey at each location to evaluate the design of the Project. Each development has been at least partially occupied for a year at the time the survey was undertaken.

The purpose in evaluating the design was to aid the BRA's design review staff in evaluating projects and provide developers and architects with useful background information.

To begin the evaluation, a questionnaire was prepared by the BRA Planning and Design Staff (See Appendix A). The questionnaire included a general description of the unit plus a series of questions related to unit design, site design, and characteristics of the respondent in the family.

Two controls were placed in the sample. First, it was decided that for uniformity only the lady of the house would be interviewed. Second, since the purpose of the study was to investigate design it was felt desirable to interview occupants of similar sized apartments to try and avoid responses unrelated to design. Therefore, only families in the three bedroom units were surveyed. Three bedroom units represented 34.1% of the Marksdale I development, 33.4% of the Marksdale II, 30.8% of Charlame, and 39.6% of

Academy Homes. More than half of the households in these units were analyzed for a total of 101 interviews.

The survey was undertaken on three days in August 1966, during both day and evening hours. The interviews were conducted by BRA planning aides and summer planning and design interns employed by the Authority. The questionnaire was timed to take approximately 20 minutes orally and the interviewers were trained to provide consistency and objectivity in their results.

Limitations of the Study

Since the study was taken in one geographic location at one time with 93% Negro occupancy, some of the findings may not be applicable to other areas with different ethnic characteristics.

The form of tenure may also have influenced the responses. An earlier study prepared by the Interfaith Housing Corporation (See Appendix D) found the form of tenure (cooperative as opposed to rental) was a significant factor in the degree of satisfaction with a development.

Another limitation for general use of this study is in the area of management. Two of the three developments have the same manager. The degree of satisfaction in each development in large part seemed to be related to the degree of satisfaction with the management rather than with design characteristics.

An evaluation of these results also indicated other limitations. For example, when housewives were asked whether they liked the location of their patio - they responded that keeping it where it was, was more important than the room it adjoined. In other words, people having patios off the living room preferred it that way; people having patios off the kitchen preferred it that way. Little was said in this case about design; instead people were generally satisfied by having a patio.

Some housewives recognized that some of their complaints concerning the patio were problems of poor material and workmanship. Their dissatisfaction with sliding doors was not because of a question of location, but since the doors did not fit properly cold drafts in the winter were a problem.

The problem of workmanship also showed up in other areas. A widespread complaint against white paint was not so much the color white as the fact that the paint was of such poor quality and was impossible to wash. Therefore the need of a design standard was not a change in color of paint but a modification of quality.

Some conclusions concerning design were a matter of interpretation of design needs. For example, almost everyone could hear noises through their walls; almost everyone having a disposal

(Charlame residents) had had to have repairs on their disposals; a quarter of the heaters in the development had been out of order.

The noises did not bother most people; Charlame residents liked their disposals anyway; and 90% of the women said that the heat was all right. It is clear that though some aspects of the units have flaws, these did not necessarily constitute important sources of complaints for a basis for making design changes.

Summary of Findings

1. Residents reported that kitchens and living rooms were large enough. Second and third bedrooms definitely were not.

2. Opinion was spread quite evenly with regard to the adequacy of space in the bathroom and the master bedroom.

3. Housewives in all the developments wanted a foyer and 65.4% in Academy wanted separate entrance ways similar to those which are available in Marksdale and Charlame.

4. Many housewives reported there was sufficient storage space in the living room and all the bedrooms. Many felt storage space in the kitchens and bathrooms was inadequate.

5. Outside storage except for the storage trash was not considered a problem.

6. Housewives wanted basements and knew that they would utilize them largely as storage and play areas.

7. Plumbing and heating was satisfactory.

8. Approximately two-thirds had or wanted washers in preference to using the development's laundry facilities. Only one-third of the residents wanted dryers. One-half of the women definitely did not want dryers.

9. Clearly defined play space for preschool children was desired within each of these developments.

10. Workmanship and material were a source of some complaints. Doors and windows frequently did not fit, handles sometimes stuck or came off, paint quality was low making walls difficult to wash, landscaping was considered by some as inadequate.

11. Interior and exterior storage space for trash and garbage where there was no disposal was also a problem.

12. Management affected attitude towards the development. Specific points of conflict related to public laundry areas, trash storage and collection and the use of outside open space.

Recommendations

Consistent with cost limitations:

1. The size of the second and third bedrooms should be increased.

2. Storage space should be increased in both kitchens and bathrooms.

3. A foyer or other defined front entrance space should be included with each unit.

4. A specific area should be planned for washing machines and dryers.

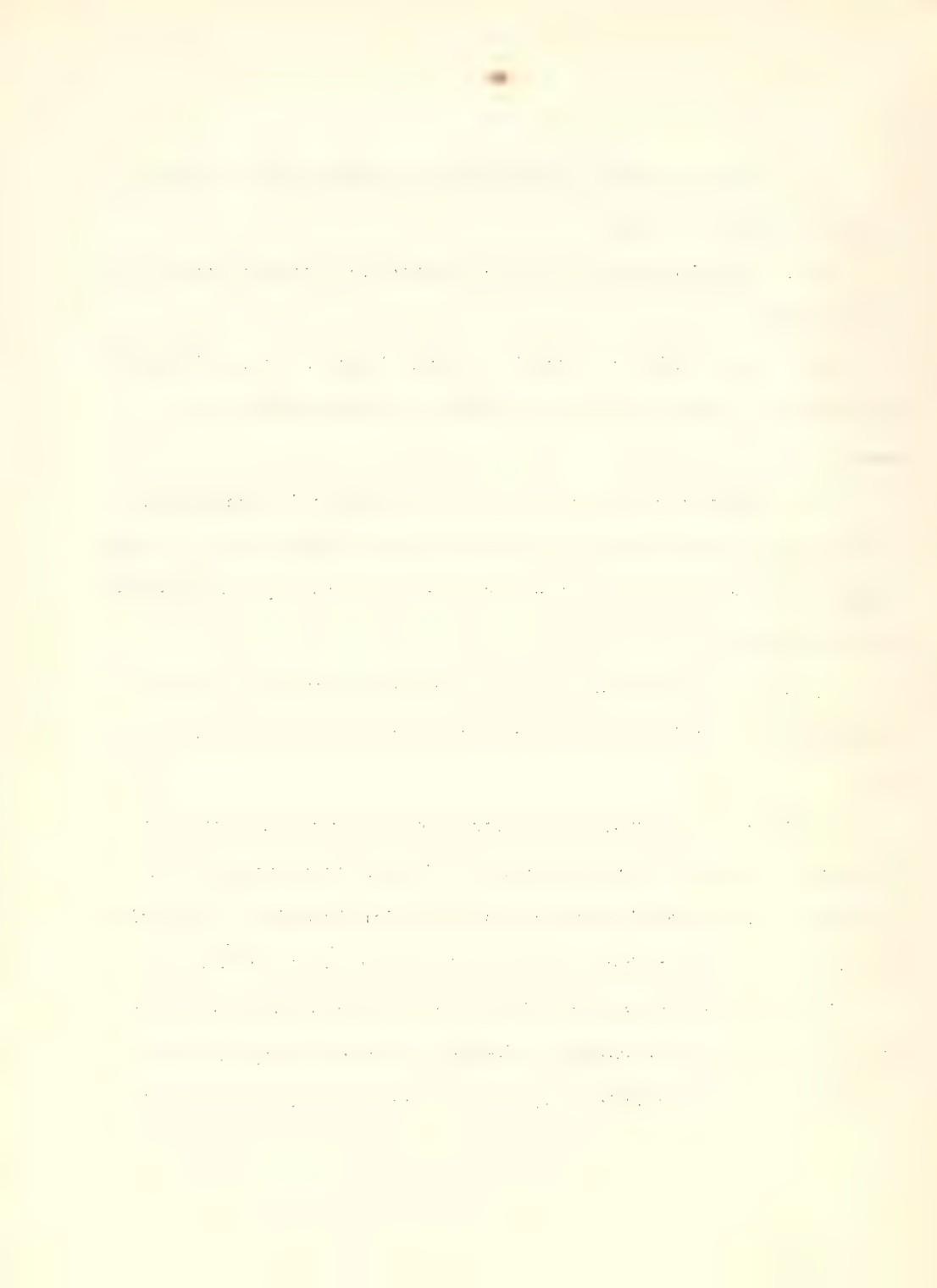
5. As many units as possible should have their own basements or equivalent space; storage bins have not been adequate as a substitute.

6. A generally higher level of workmanship is desirable. Many sources of complaints could have been avoided by more careful inspection during construction and before opening the development for occupancy.

7. To help solve the garbage problem a disposal, even with breakdowns, is still a desirable fixture and recommended for every unit.

8. More interior and exterior storage space for trash is necessary to reduce the maintenance and collection problem. This increased space should decrease the need for immediate janitorial services and could reduce some management-tenant tensions..

9. The use and responsibility for upkeep of outdoor space should be designed to clearly delineate between management and residents and is essential for better management-tenant relations.



10. Based on conversations with project residents and on material taken from a research paper written on (d)(3) units (Appendix D) management tension is a recurring factor in the degree of satisfaction with units. Thus the quality and the tone of management must be considered and ways of reducing management-tenant conflict should be a significant consideration in the design of the units.

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APPENDIX A

BOSTON REDEVELOPMENT AUTHORITY / AUGUST, 1966 / HOUSING STUDY TO DETERMINE THE EFFECTIVENESS OF DWELLING UNIT AND SITE PLANNING IN 221 (d)(3) HOUSING IN BOSTON /

Interviewer's Name

Respondent's Name

Address

Date	Time	Outcome

Marksdale I Marksdale II Charlame I Academy I

Sample Choice A Sample Choice B

Unit Location End of row Middle of row

Adjacent to Parking Not adjacent to Parking

Near Active Play Not Near Active Play

Entry Type Private Door on Ground: Single Double Setback
Door Off Hallway _____

Floors 1 & 2 2 & 3 1,2 & 3 2,3 & 4 3 & 4

Private Space Yard No Yard Balcony
 No Balcony

(Interviewer to introduce himself;
ask for interview with lady of the house; explain purpose of study - to
try to make future new housing better; request permission to spend about
1/2 hour; she is in no way obligated to let you in or to answer these ques-
tions; answer her questions, if any).

PART I - UNIT DESIGN

(Show attached unit plan to identify bedrooms)

1. One of the first things we'd like to know is whether you think you have enough space in your rooms. I'll read a list of rooms, and ask you to tell me whether you have enough space or not enough space in each one.

How about the:	<u>Enough Space</u>	<u>Not Enough Space</u>
a) Kitchen	_____	_____
b) Living Room	_____	_____
c) Bathroom	_____	_____
d) Master Bedroom	_____	_____
e) Second Bedroom	_____	_____
f) Third Bedroom	_____	_____

2. Would you like an entry hall (foyer) inside of your home for taking off coats and overshoes?

a) _____ YES _____ NO

b) (FOR ACADEMY ONLY): Which do you prefer?

_____ To have your front door off a common hallway

_____ A separate private entrance

3. Would you like a wall for privacy at the front door so that people standing at the door cannot see;

a) into your kitchen-dining area _____ YES _____ NO
b) into your living room _____ YES _____ NO

4. (OMIT IN MARKSDALE)

Would you prefer a formal living room which is out of the way of everyday traffic instead of what you have now?

_____ YES _____ NO

5. Would you like to be able to close off your living room completely with a door?

_____ YES _____ NO

6. Would you like the dining area in your home to be separated from your cooking area:

by a wall with a door by a folding door
 by a partial door with a pass-through or keep what you have now?

7. Do you have enough storage in your kitchen?

YES NO

- a) If NO: Which of the following storage areas would you want to increase?

Big Enough	Not Big Enough
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>

b) Wall Cabinets

Under-Counter Cabinets
Broom Closet

8. Do you have enough storage in each of your other rooms?

Enough Storage Not Enough Storage

Livingroom
Master Bedroom
Second Bedroom
Third Bedroom
Bath Room

(SHOW UNIT PLAN TO ASCERTAIN WHICH BEDROOM IS WHICH. INDICATE WHO OCCUPIES WHICH BEDROOMS).

9. Have any particular items been hard to store INSIDE your home?

a) YES NO

b) If YES; What are they?

c) If YES: Where are they stored now?

10. Have any particular items been hard to store OUTSIDE your home?

YES NO

b) If YES: What are they?

c) If YES: Where are they stored now?

11. Do you have a basement of your own?

a) YES NO

b) If YES: How do you use it?

(IF NECESSARY, DESCRIBE AN UNFINISHED BASEMENT WITH CONCRETE FLOORS AND WALLS, HIGH WINDOWS).

c) If NO: How would you use it?

12. Are the ceilings in this apartment high enough for you?

YES NO

Comments: _____

13. What color are your walls?

14. What color would you like them?

some bright color (perhaps one wall) pastel

neutral (gray, beige, cream) white

15. Have you put in new flooring?

	Rugs	Carpeting	Linoleum	Other
Livingroom	_____	_____	_____	_____
Kitchen	_____	_____	_____	_____
Halls	_____	_____	_____	_____
Master Bedroom	_____	_____	_____	_____
Second Bedrocm	_____	_____	_____	_____
Third Bedroom	_____	_____	_____	_____
Bath Room	_____	_____	_____	_____

16. Can you hear sounds from your neighbor's home?

a)

YES NO

b) What kind of sounds are they? (voices, distinct voices, radio-TV,
running water, thumping, clicking)

17. Do they disturb you?

YES NO

18. Where do you hear them the most?

Room

Wall (party wall with plumbing,
outside wall or other)

19. Do you like your heating system?

YES NO

Comments: _____

20. Has it broken down during the last year?

YES NO

Comments: _____

21. Are you satisfied with your plumbing?

YES NO

Comments: _____

22. Have you had any trouble with:

a) Outside doors working?

YES NO

Comments: _____

b) Closet doors working?

YES NO

Comments: _____

c) Windows working?

YES NO

Comments: _____

23. Are you bothered by cold drafts in the winter?

a) Through your windows?

YES NO

Comments: _____

b) Through your doors?

YES NO

Comments: _____

24. a) How do you do your laundry? Do you:

- own your own washing machine?
- take it to a local laundromat outside the development?
- use the central laundry facilities here?
- send it out to be done?
- other? _____

b) How do you dry your clothes, usually? Do you:

- own your own dryer?
- dry them at a laundromat outside the development?
- dry them at the central facility of the development?
- hang them outside in your private yard?
- hang them outside but not in your private yard?
- hang them inside?
- other? _____

25. (IF DOES NOT USE A CENTRAL LAUNDRY AND DOES NOT HAVE OWN APPLIANCES:)

Is there any particular reason why you don't use the central laundry facility here? _____

_____ YES _____ NO

Comment: _____

26. (IF OWNS WASHER OR DRYER:)

a) In what room do you have your appliances installed?

* Kitchen _____ Basement _____ Other _____

b) Could you put it into operation without getting a plumber?

_____ YES _____ NO

(IF DOES NOT OWN WASHER OR DRYER:)

c) Would you buy a washer or dryer if you had space for it in your apartment?

Washer _____ YES
Dryer _____ YES _____ NO

PART II - SITE DESIGN

27. Now I'd like to ask some questions about where your children play. First, do you mind telling me how many children you have?

____ 1 ____ 2 ____ 3 ____ 4 ____ 5 ____ 6 & ____ 7 ____ over 7

28. How old are they? _____

29. a) Where do think the play areas for pre-school children SHOULD be located?

b) For school aged children?

30. Where do the pre-school children play now?

31. When your pre-school child is playing outside, can you see him from your house?

_____ YES _____ NO

32. Do the adults socialize _____ by the front door?

yourself
 your husband

YES
 YES

NO
 NO

(THE FOLLOWING SECTION OF QUESTIONS SHOULD ONLY BE ASKED OF THOSE RESPONDENTS HAVING PRIVATE YARDS)

33. How much do you and your family use your patio (private yard)?

- Several times a day as well as on weekends
 For special occasions only
 Often, but not what you'd call a great deal

34. Which members of the family use it the most? (write in 1,2,3, etc.)

self husband pre-school children schoolage
children
 teenagers other _____

35. Are you generally satisfied with the patio as it is now located, or would you prefer to have it open off the other side of your apartment?

a) Prefers opening from kitchen livingroom

Other _____

b) Is now next to kitchen livingroom

36. How about the size of the patio? big enough not big enough

37. Would you prefer to have the ground surface in your patio:

all grass? all paved? a combination of both?

38. Do you have a fence around your patio?

complete fence partial fence no fence

39. Is a fence good for keeping:

people from seeing in? children in it? other
people out?

40. Do you have no car? one car? two cars?

41. Where do you park it? (Mark with P on the map)
42. Would you mind parking your car further away from your front door, in order to keep traffic away from the children's play area?
- ____ YES ____ NO
- Comments: _____
43. Do you want to be able to keep an eye on your own car from your own home?
- ____ YES ____ NO
- Comments: _____
44. Do you have in your household:
- ____ a bicycle(s)? ____ a tricycle(s)? ____ a baby carriage?
____ other large outdoor equipment? (please specify) _____

45. Suppose this development was still being designed by the architects, and they asked you where you would rather have the TRASH cans. Would you prefer to:
- ____ have the trash cans as near to your own home as possible, though they would not be enclosed, or
____ have a special enclosed place near your own front door, or
____ have the trash cans enclosed by a fence and a gate, even though there would be one such enclosure for several apartments?
____ have no trash cans? Carry household trash baskets to a single large covered container enclosed by a fence and gate?
____ have no trash cans? Carry household trash baskets to incinerator?

(FOR CHARLAIE ONLY:)

46. Do you like your Disposal? (garbage grinder in sink)

____ YES ____ NO

Comments: _____

47. Has it been necessary to call in a repair man for it during the last year?

 YES

 NO

Number of times

48. Are there any other things you would have suggested to the architect who designed this development, if you'd had the chance?

PART III - RESPONDENT'S QUESTIONS

49. Do you feel this place is more like

 a single family house or
 an apartment?

50. Which type of home do you prefer?

 single family house or
 apartment?

51. How many rooms did you have in the place where you lived before this?

 1 2 3 4 5 6 7 more

52. What floor was it on?

 1 2 3 4 or above

53. Did you have a patio or yard of your own?

 YES NO

 Shared Outdoor Space

54. How much was your monthly rent? \$ _____

Did that include:

a) heat	_____	YES	_____	NO	\$ _____	If NO: cost
b) gas	_____		_____	_____	_____	
c) electricity	_____		_____	_____	_____	

How much did you have to spend each month for utilities?

(CALCULATE GROSS MONTHLY RENT)

under \$40 _____

\$40-49 _____ \$50-59 _____ \$60-69 _____ \$70-79 _____

\$80-89 _____ \$90-99 _____ \$100-109 _____

\$110-119 _____ \$120-129 _____ \$130-139 _____

\$140-149 _____ \$150-159 _____ \$160-169 _____

\$170 and over _____

55. How much do you pay for gas and electricity here?

a) gas	_____	\$ _____	monthly cost
b) electricity	_____	\$ _____	

56. How many people are there in your household altogether?

____ 4 ____ 5 ____ 6 ____ 7

57. a) Does that include anyone other than yourself, your husband, and your children? _____ YES _____ NO

b) If YES: Who is that?

____ grandparent ____ parent-generation relative ____ child
generation

58. How does your husband get to work?

____ drives car ____ public transportation ____ walks

other (specify) _____

59. What type of work does he do?

	Head	Wife	Other Employed Person (SPECIFY)
Domestic	_____	_____	_____
Service	_____	_____	_____
Clerical	_____	_____	_____
Sales	_____	_____	_____
Union Laborer	_____	_____	_____
Non-Union Laborer	_____	_____	_____
Union Operative	_____	_____	_____
Non-Union Operative	_____	_____	_____
Union Craft - Foreman	_____	_____	_____
Non - Union Craft - Foreman	_____	_____	_____
Serviceman	_____	_____	_____
Professional	_____	_____	_____
Managerial	_____	_____	_____
Proprietor	_____	_____	_____

60. Into which of the following categories does your total family income fall?

under \$5,000 between \$5,000-6,000 over \$6,000

INTERVIEWER'S REPORT

(DO NOT ASK RESPONDENT THESE QUESTIONS)

61. Race of Respondent:

W N Other

62. Age of Respondent:

20's 30's 40's 50's 60's

63. Respondent was:

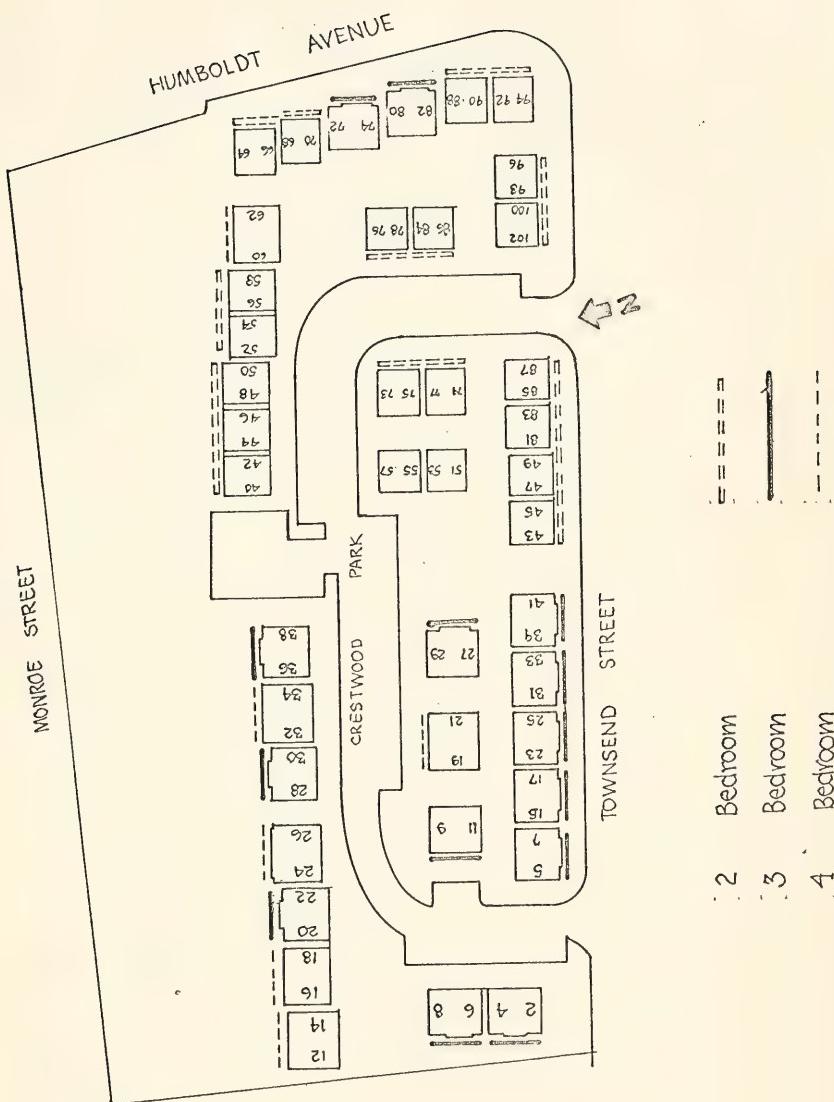
Not Responsive

Moderately Responsive

Overly Responsive



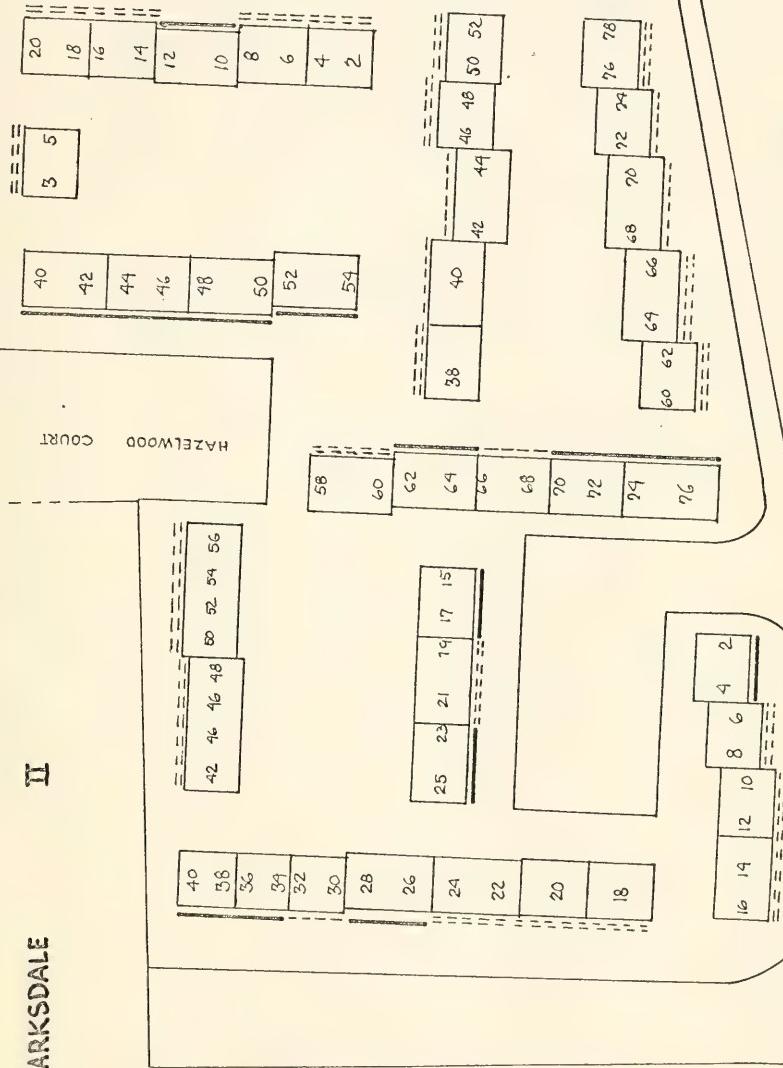
MARSDALE I - ADDRESS MAP

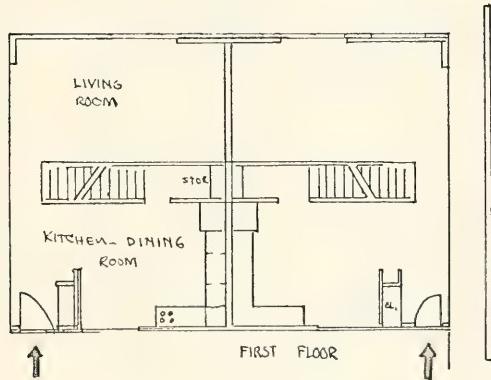
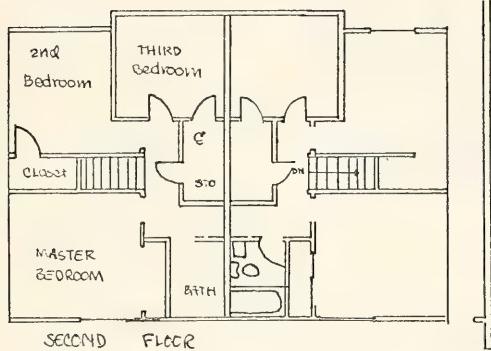


2 BEDROOM
3 BEDROOM
4 BEDROOM

MARKSDALE

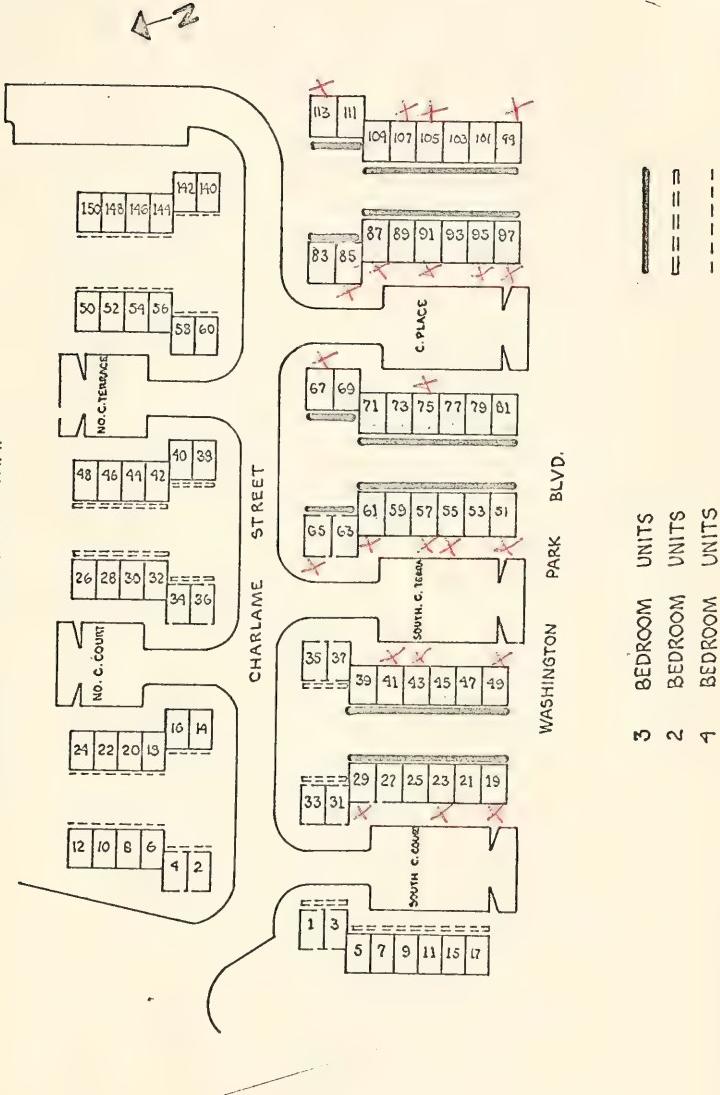
II

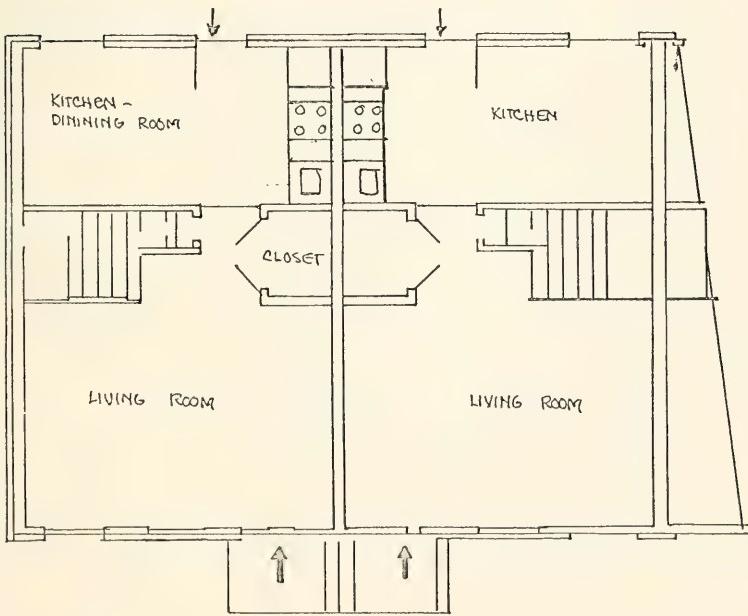
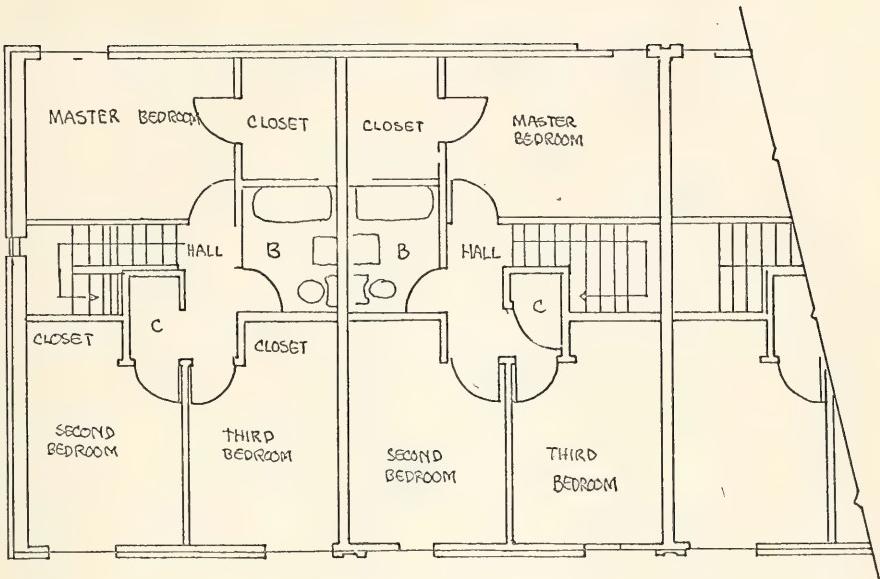




MARKSDALE UNIT PLAN

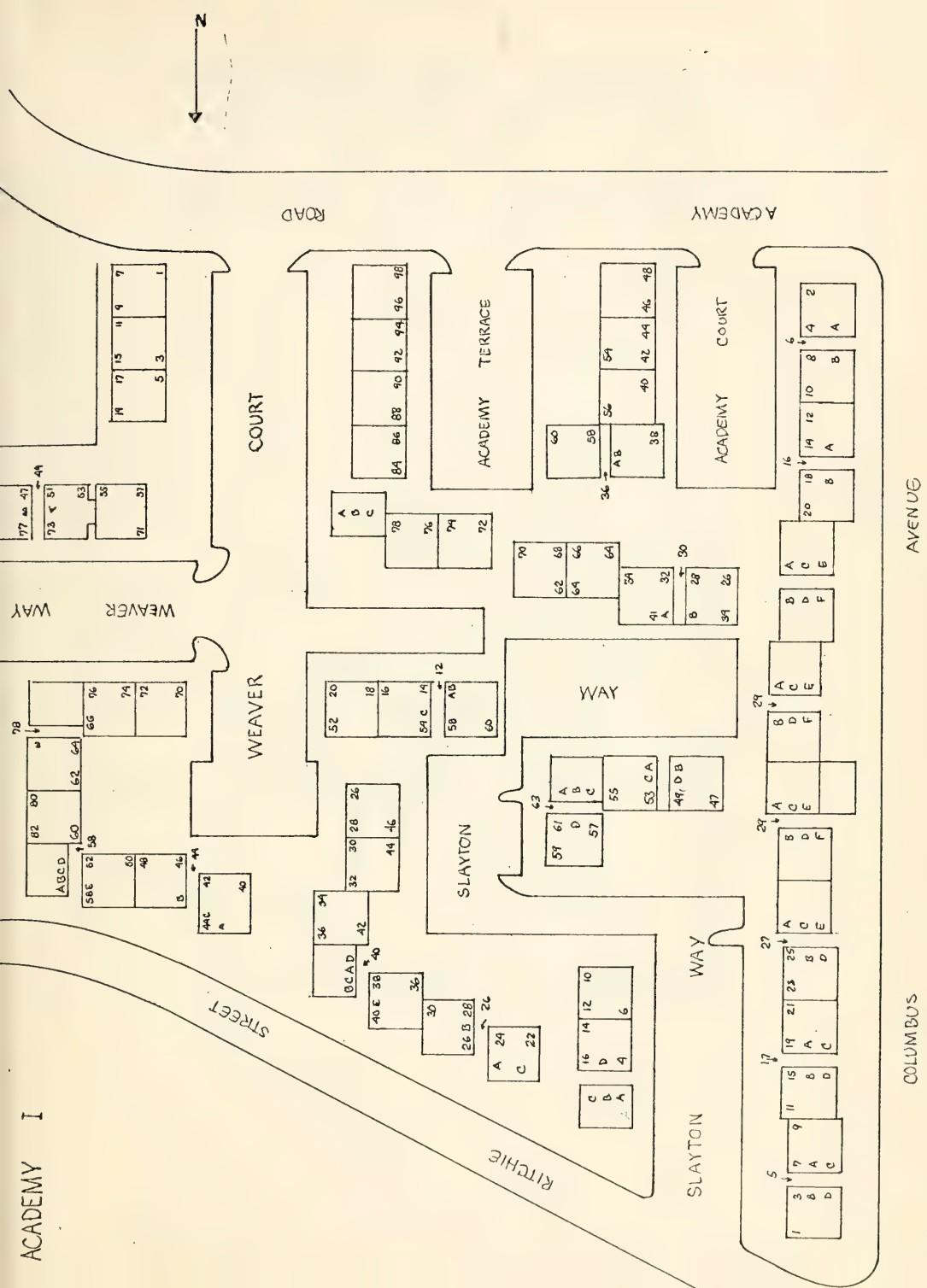
CHARLAME - ADDRESS MAP





CHARLAND

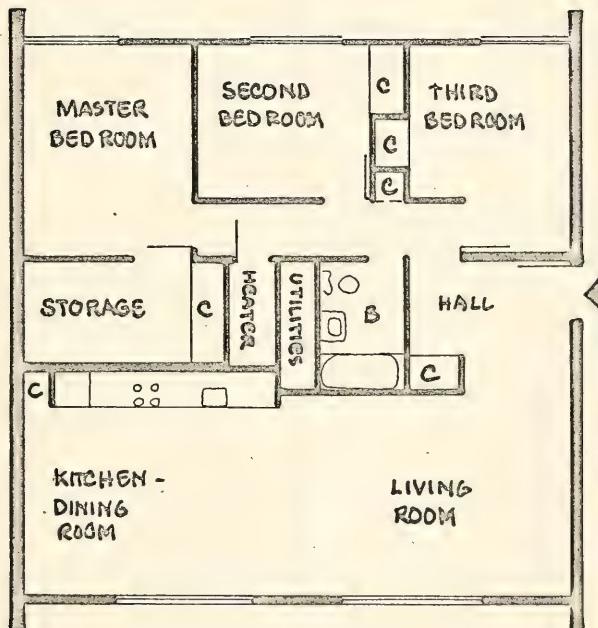
LAW FIRM



ACADEMY HOMES

TYPE "G"

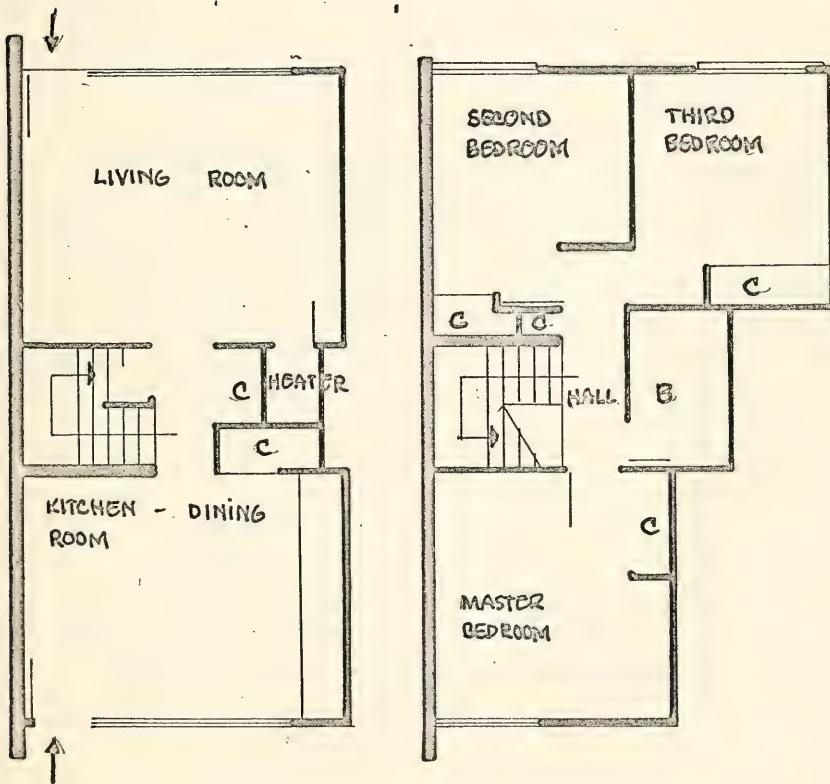
THREE BEDROOMS, ONE BATHROOM,
ONE FLOOR



ACADEMY HOMES

TYPE "DA"

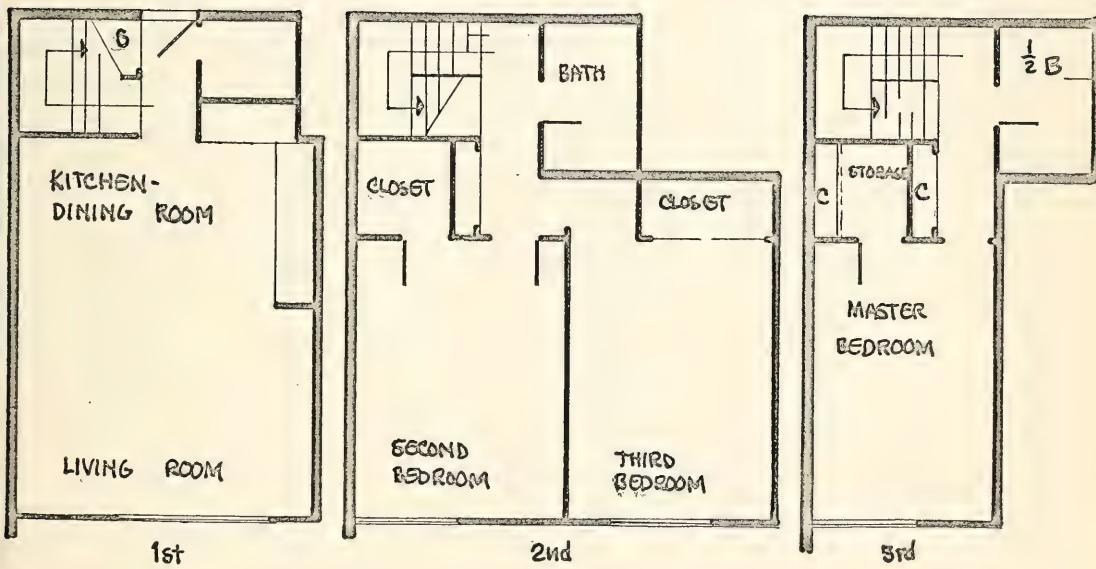
THREE BEDROOMS, ONE BATHROOM, TWO FLOORS



ACADEMY HOMES

TYPE MNQ-1

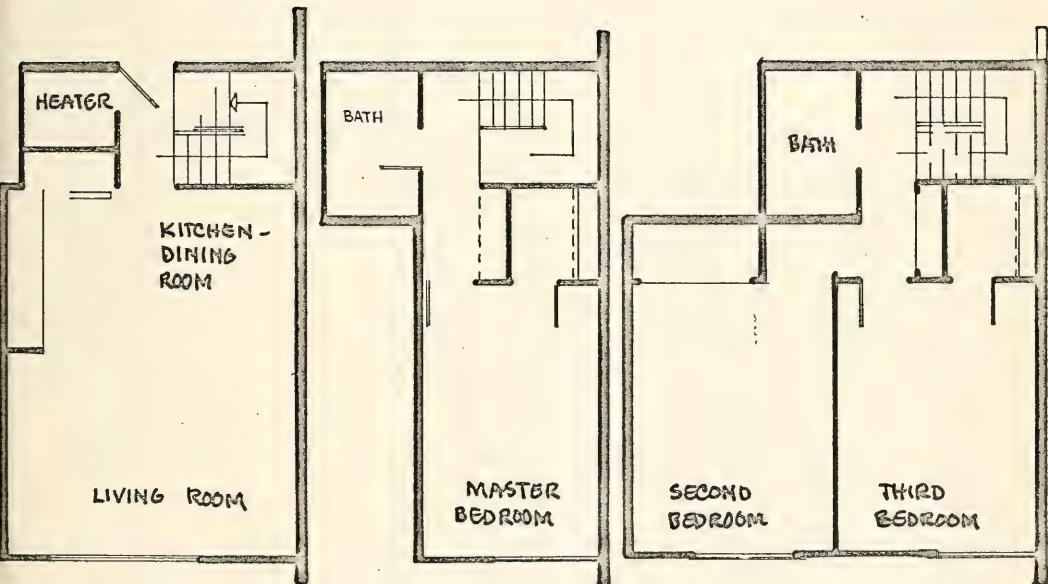
THREE BEDROOMS, ONE AND ONE-HALF BATHROOMS
THREE FLOORS



ACADEMY HOMES

TYPE MNQ - 2

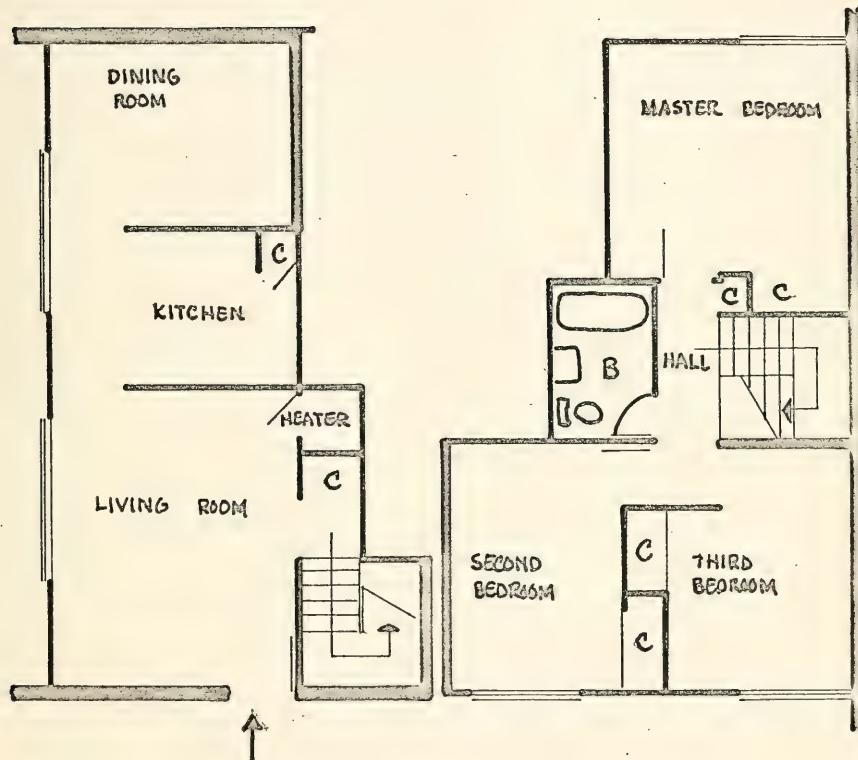
THREE BEDROOMS, ONE AND ONE-HALF BATHROOMS
THREE FLOORS



ACADEMY HOMES

TYPE "BA"

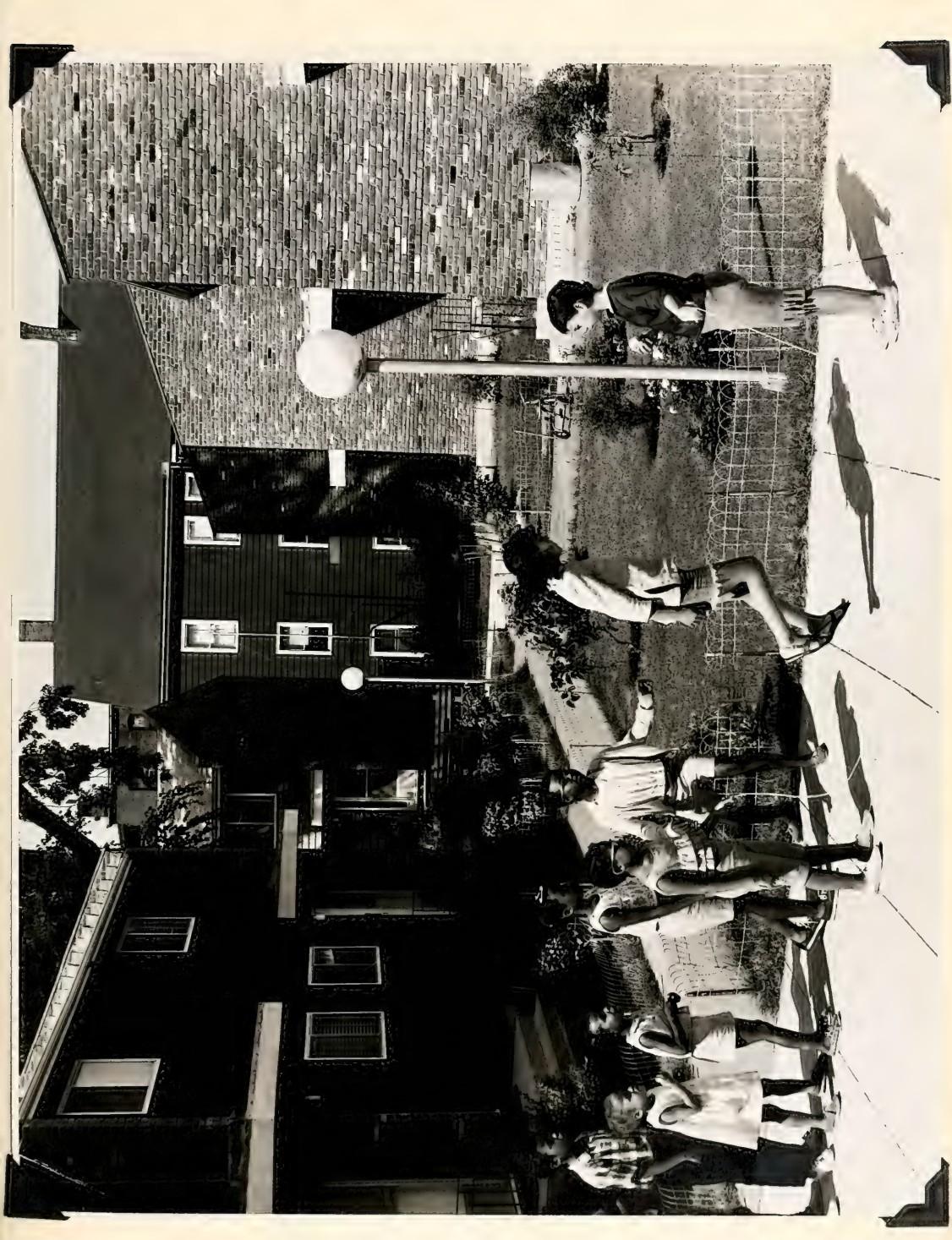
THREE BEDROOMS, ONE BATHROOM, TWO FLOORS



MARKSDALE GARDENS







CHARLAME PARK HOMES



ACADEMY HOMES





APPENDIX B

**TALLY OF 101 QUESTIONNAIRES
HOUSING STUDY TO DETERMINE THE EFFECTIVENESS
OF DWELLING UNITS AND SITE PLANNING IN 221(d)(3) HOUSING
IN BOSTON**

**BOSTON REDEVELOPMENT AUTHORITY
STUDY MADE AUGUST 23-25, 1966**

I.	<u>Cover Sheet Data</u>	<u>Total</u>	<u>M-I</u>	<u>M-II</u>	<u>Both Marks.</u>	<u>Char.</u>	<u>Acad.</u>
	Number of Interviews Completed	101	16	17	33	22	46
	Time of Day Conducted						
	Day	60	10	8	18	17	25
	Evening	41	6	9	15	5	21
	Degree of Preferredness within Sample						
	First Preference	61	11	10	21	18	22
	Second Preference	40	5	7	12	4	24
	Interviewer's name						
	Bogatay	14	0	2	2	2	10
	Christensen	13	4	0	4	3	6
	Cohen	8	5	3	8	0	0
	Fieldston	11	0	4	4	7	0
	Jakmauh	13	0	2	2	6	5
	McDonough	9	4	1	5	4	0
	Sammartino	16	3	0	3	0	13
	Tompkins	14	0	2	2	0	12
	Turner	3	0	3	3	0	0
	Totals	101	16	17	33	22	46
	Location of Unit						
	End of row	28	8	5	13	8	7
	Middle of row	73	8	12	20	14	39
	Adjacent to Parking	73	12	9	21	18	34
	Not adjacent to Parking	28	4	8	12	4	12
	Near active play	66	10	14	24	18	24
	Not near active play	35	6	3	9	4	22

	<u>Total</u>	<u>M-I</u>	<u>M-II</u>	<u>Both Marks.</u>	<u>Char.</u>	<u>Acad.</u>
Floors 1 and 2	68	16	17	33	22	13
Floor 2 only	3	0	0	0	0	3
Floor 3 only	8	0	0	0	0	8
Floor 4 only	1	0	0	0	0	1
Floors 2 and 3	6	0	0	0	0	6
Floors 3 and 4	14	0	0	0	0	14
No answer on floor location	<u>1</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>1</u>
Totals	101	16	17	33	22	46

Type of entryway

Single	22	5	6	11	2	9
Double	40	7	9	16	20	4
Set-back	6	4	2	6	0	0
Off hallway	<u>33</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>33</u>
Totals	101	16	17	33	22	46

	M-I	M-II	Both Marks.	Char.	Acad.	Total
<u>Private Outdoor Space</u>						
Yard	16	16	32	22	6	61
No Yard	0	1	1	0	38	40
No Answer	0	0	0	0	2	2
Balcony	0	0	0	0	22	22
No Balcony	16	17	33	22	21	76
No Answer	0	0	0	0	3	3

II. Part I - Unit Design

1. One of the first things we'd like to know is whether you think you have enough space in your rooms. I'll read a list of rooms and ask you to tell me whether you have enough space or not enough space in each one.

	M-I	M-II	Both Marks.	Char.	Acad.	Total
<u>Kitchen</u>						
Enough Space	9	9	18	15	24	57
Not Enough Space	0	1	1	1	6	8
<u>Living Room</u>						
Enough Space	9	10	19	16	27	62
Not Enough Space	0	0	0	0	3	3
<u>Bathroom</u>						
Enough Space	3	4	7	13	14	34
Not Enough Space	6	6	12	3	16	31
<u>Master Bedroom</u>						
Enough Space	9	9	18	7	15	40
Not Enough Space	0	1	1	9	15	25
<u>Second Bedroom</u>						
Enough Space	6	6	12	0	10	22
Not Enough Space	3	4	7	16	20	43
<u>Third Bedroom</u>						
Enough Space	3	2	5	2	7	14
Not Enough Space	6	8	14	14	23	51
<u>Enough Space in All Rooms</u>	7	7	14	6	16	36

2. Would you like an entry hall (foyer) inside of your home?

	M-I	M-II	Both Marks.	Char.	Acad.	Total
(a) Yes	10	12	22	20	35	77
No	1	1	2	2	5	9
Already have one	4	3	7	0	3	10
No Answer	1	1	2	0	3	5
Total	16	17	33	22	46	101

(b) For Academy Only: Which do you prefer?

	M-I	M-II	Both	Char.	Acad.	Total
--	-----	------	------	-------	-------	-------

To have your front door off a common hallway?					13	
A separate private entrance					30	
Other					1	
Don't know					1	
No Answer					1	
Total					46	

3a. Would you like a wall for privacy at the front door so that people standing at the door cannot see into your kitchen + dining area?

	M-I	M-II	Both	Char.	Acad.	Total
Yes	7	5	12	9	25	46
No	7	8	15	13	11	39
Already have one	1	3	4	0	7	11
No Answer	1	1	2	0	3	5

b. Into your living room?

Yes	5	5	10	15	20	45
No	10	10	20	7	12	39
No Answer	1	2	3	0	14	27

4. (Unit in Homestead) Would you prefer a formal living room which is out of the way of everyday traffic instead of what you have now?

	Char.	Acad.	Total
Yes	13	24	37
No	8	10	18
No Answer	1	11	12
Already has one	0	1	1

5. Would you like to be able to close off your living room completely with a door?

	M-I	M-II	Both	Char.	Acad.	Total
Yes	2	2	4	12	25	42
No	13	13	25	9	6	55
No Answer	1	2	3	1	0	4

6. Would you like the dining area in your home to be separated from your cooking area?

	M-I	M-II	Both Marks.	Char.	Acad.	Total
by a wall with a door?	1	1	2	0	1	3
by a folding door?	4	1	5	7	8	20
by a wall with a pass-through?	1	2	3	7	6	16
by counters?	1	2	3	1	1	5
by floor to ceiling dividers	2	0	2	0	2	4
Respondent would like an "L" shaped area.	0	1	1	0	0	1
Respondent doesn't know her preference	0	1	1	0	0	1
Respondent would like to keep what she has now	10	9	19	7	28	54
Multiple response	3	0	3	0	0	3

7. Do you have enough storage in your kitchen?

a)		M-I	M-II	Both Marks.	Char.	Acad.	Total
Yes		13	11	24	8	23	55
No		3	6	9	14	23	46

- b) If no, which of the following storage areas would you want to increase?

Wall Cabinets						
Enough Storage	0	4	4	3	12	19
Not enough	3	2	5	11	11	27
Under Counter Cabinets						
Enough Storage	1	4	5	5	17	27
Not Enough	2	2	4	9	6	19
Broom Closets						
Enough Storage	1	3	4	8	12	24
Not Enough	2	3	5	6	11	22

Do you have enough storage in each of your other rooms?

	M-I	M-II	Both Marks.	Charl.	Acad.	Total
Living room						
enough storage	14	16	20	17	35	82
not enough storage	2	1	3	5	11	19
Master bedroom						
enough	15	16	31	19	31	81
not enough	1	1	2	3	15	20
Second bedroom						
enough	15	14	29	14	31	74
not enough	1	3	4	8	15	27
Third bedroom						
enough	11	13	24	14	29	67
not enough	5	4	9	8	17	34
Bathroom						
enough	12	12	24	13	21	58
not enough	4	5	9	9	25	53

2. Have many particular items hard to store inside your home?

a)	M-I	M-II	Both Marks.	Charl.	Acad.	Total
Yes	5	5	10	12	22	44
No	11	13	23	10	24	57

b. If yes: What are They?

	M-I	M-II	Both Marks.	Charl.	Acad.	Total
bicycle	2	1	3	7	14	24
tricycle	0	0	0	0	2	2
baby carriage or stroller	0	1	0	2	6	9
sports equipment	0	0	0	0	1	1
washing machines	1	1	2	0	1	3
laundry	1	0	1	0	1	2
out-of-season clothes	0	1	1	0	3	4
toys	0	0	0	2	2	4
furniture	0	0	0	2	5	7
trash	1	0	1	0	1	2
other	1	1	2	4	5	11

c. If yes: Where are they stored now?

	M-I	M-II	Both Marks.	Char.	Acad.	Total
kitchen	2	1	3	0	2	5
basement	0	0	0	3	5	8
downstairs entryway	0	0	0	1	1	2
livingroom	0	0	0	1	5	6
bedroom	1	0	1	1	4	6
no answers (even though 9A is yes)	1	0	1	0	0	1
downstairs closet	0	0	0	2	3	5
upstairs closet	0	1	1	2	1	4
upstairs hall	0	1	1	0	1	2
"inside"	0	0	0	2	4	6
"outside"	2	0	2	0	1	3
Common storage bin	0	1	1	2	1	4
at someone else's home	0	0	0	0	2	2
other	0	1	1	2	3	9

d. Have any particular items been hard to store outside your home?

	M-I	M-II	Both Marks.	Char.	Acad.	Total
yes	1	4	5	5	10	20
no	15	13	28	16	35	79
no answer	0	0	0	1	1	2
Total	16	17	33	22	46	101

e. If yes: What are they?

	M-I	M-II	Both Marks.	Char.	Acad.	Total
bicycle and tricycle	1	1	2	4	5	11
baby carriage	0	2	2	1	3	6
lawn furniture	0	1	1	1	0	2
garden tools	1	0	1	1	0	2
trash	0	1	1	0	3	4

f. If Yes: Where are they stored now?

	M-I	M-II	Both Marks.	Char.	Acad.	Total
in the yard	0	1	1	2	1	4
in the house	1	2	3	3	4	10
in the basement	0	1	1	0	0	1
in someone's house	0	0	0	0	3	3
in shared storage space	0	0	0	2	0	2

la. Do you have a basement or storage bin of your own?

	M-I	M-II	Both Marhs.	Char.	Acad.	Total
Yes	10	13	23	7	5	35
No	76	4	10	15	41	66

lb. If yes: How do you use it?

	M-I	M-II	Both Marhs.	Char.	Acad.	Total
play area	1	4	5	1	0	6
storage area	5	2	7	5	4	16
play and storage	4	6	10	1	0	11
laundry	0	3	3	0	0	3
other	0	5	5	5	0	10
have bin, but do not use it - not safe	0	0	0	0	1	1

lc. If no; How would you use (a basement of your own?)

	M-I	M-II	Both Marhs.	Char.	Acad.	Total
play area	0	1	1	6	13	20
storage area	4	1	5	7	15	27
play and storage	2	1	3	5	12	20
laundry	2	1	3	1	8	12
respondent doesn't want a basement	0	1	1	1	1	3
no answer	0	1	1	2	3	6

2. Are the ceilings in this apartment high enough for you?

	M-I	M-II	Both Marhs.	Char.	Acad.	Total
yes	16	17	33	21	42	95
no	0	0	0	1	4	5

3. What color are your walls?		M-I	M-II	Both Marks.	Char.	Acad.	Total
(a) Kitchen							
White - original paint	11	13	24	6	45	75	
White - new paint	1	1	2	7	0	9	
Neutral	1	0	1	1	0	2	
Pastel	2	2	4	0	1	5	
Bright	1	0	1	5	0	6	
Other (Inc. Wallpaper)	0	0	0	2	3	5	
No answer	0	1	1	1	0	2	
(b) Livingroom							
White - original paint	14	15	29	14	45	88	
White - new paint	0	1	1	0	0	1	
Neutral	0	0	0	3	0	3	
Pastel	1	0	1	3	1	5	
Bright	0	0	0	0	0	0	
Other (Inc. Wallpaper)	0	0	0	1	0	1	
No answer	1	1	2	1	0	3	
(c) Bedrooms							
White - original paint	13	14	27	14	45	86	
White - new paint	0	1	1	1	0	2	
Neutral	0	1	1	3	0	4	
Pastel	2	0	2	6	1	9	
Bright	1	0	1	0	0	1	
Other (Inc. Wallpaper)	0	0	0	0	0	0	
No answer	1	1	2	1	0	3	

4. What color would you like your walls?

		M-I	M-II	Both Marks.	Char.	Acad.	Total
(a) Kitchen							
All white - original paint	3	3	6	7	17	30	
All white - if better paint	1	3	4	4	10	18	
Anything but white	3	0	3	0	1	4	
Neutral	3	1	4	1	3	8	
Pastel	6	9	15	8	14	37	
Bright	0	0	0	1	2	3	
No answer	2	1	3	1	0	4	

	M-I	M-II	Both Marks.	Char.	Acad.	Total
(b) Livingroom						
White - original paint	4	3	7	8	17	32
White - if better paint	1	3	4	4	10	18
Anything but white	3	0	3	0	1	4
Neutral	3	1	4	2	4	10
Pastel	4	9	13	6	15	34
Bright	0	0	0	1	0	1
No answer	1	1	2	0	0	2

	M-I	M-II	Both Marks.	Char.	Acad.	Total
(c) Bedrooms						
White - original paint	3	2	5	6	17	28
White - if better paint	0	3	3	5	10	18
Anything but white	3	0	3	0	1	4
Neutral	2	1	3	2	3	6
Pastel	10	10	20	10	17	47
Bright	0	0	0	2	0	2
No answer	1	1	2	0	0	2

5. Have you put in new flooring?

	M-I	M-II	Both Marks.	Char.	Acad.	Total
(a) Livingroom						
Rugs-	5	6	11	13	20	43
Carpeting	1	3	4	1	3	8
Tile	0	0	0	0	0	0
No answer	0	0	0	2	1	3
(b) Kitchen						
Rug	2	0	2	2	3	7
Tile	1	0	1	1	1	3
(c) Halls and Stairs						
Rug	4	4	8	3	3	14
Carpet	0	3	3	2	0	5
Tile	0	0	0	1	1	2
(d) Basement						
Rug	0	1	1	0	0	1
Tile	1	2	3	0	0	3
(e) Master bedroom						
Rug	2	6	7	7	5	14
Carpet	0	1	1	0	0	1
Other	0	1	1	0	0	1

	M-I	M-II	Both Marks.	Char.	Acad.	Total
(f) Second bedroom						
Rug	2	4	6	7	6	19
Carpet	0	0	0	1	0	1
Other	0	1	1	0	0	1
(g) Third bedroom						
Rug	1	4	5	6	5	16
Carpet	0	0	0	0	0	0
Tile	0	1	1	0	0	1
Other	0	1	1	0	0	1

6a. Can you hear sounds from your neighbor's home?

	M-I	M-II	Both Marks.	Char.	Acad.	Total
yes	16	16	32	20	23	87
no	0	1	1	2	11	14

6b. What kinds of sounds are they?

voices	11	8	19	14	27	60
distinct voices	3	4	7	16	20	53
radio	7	8	15	15	23	53
television	6	8	14	15	24	52
running water	10	8	18	12	20	50
kids on stairs	2	1	3	8	17	26
thumping and clicking	2	2	4	6	12	22
bathroom fan	4	0	4	2	2	6
other	0	0	0	2	1	3
no answer	0	0	0	1	3	4

7. Do they disturb you?

	M-I	M-II	Both Marks.	Char.	Acad.	Total
hear and disturb	4	2	6	6	13	25
hear and not disturb	12	14	26	14	25	65
not hear	0	1	1	2	0	11
Total	16	17	33	22	46	101

Q. Do you like your heating system?

	M-I	M-II	Both Harms.	Chas.	Acad.	Total
yes	15	14	29	16	42	60
no	1	3	4	4	3	11
uneven	0	0	3	1	4	8
second floor not warm	2	2	4	1	0	5
drafts	0	1	1	0	0	1
doesn't know	0	0	0	0	1	1

Q. Has it broken down during the last year?

	M-I	M-II	Both Harms.	Chas.	Acad.	Total
yes	6	5	14	6	9	29
no	8	12	19	16	36	71
once	4	4	8	1	1	10
twice or more	4	2	6	2	0	8
doesn't know	0	0	0	0	1	1

1. Are you satisfied with your plumbing?

	M-I	M-II	Both Harms.	Chas.	Acad.	Total
yes	13	15	28	17	22	77
no	3	2	5	5	14	24
low water pressure	1	2	3	0	0	3
multiple complaints	2	1	3	3	2	6
inadequate hot water	1	2	3	4	9	15
leaks	0	0	0	1	6	7

2a. Have you had any trouble with outside doors working?

	M-I	M-II	Both Harms.	Chas.	Acad.	Total
yes	11	11	22	15	22	50
no	5	6	11	7	24	42
sticking	2	3	5	6	11	23
screens	5	3	8	1	1	10
latch lock	4	4	8	2	5	15
track problems	3	1	4	0	1	5
door knobs come off	1	0	1	0	2	3
other	1	2	3	5	0	8

Have you had any trouble with closet doors working?

	Both					Total
	M-I	M-II	Marie.	Char.	Acad.	
Yes	9	8	17	11	17	65
No	7	9	16	11	27	54
sticking	1	1	2	1	2	5
comes off track	1	2	3	5	8	16
headles	2	1	3	1	0	4
no answer	0	0	0	0	2	2

Have you had any trouble with your windows working?

	Both					Total
	M-I	M-II	Marie.	Char.	Acad.	
yes	5	8	13	13	21	47
no	11	9	20	9	24	53
sticking	1	0	1	1	3	9
doesn't fit	0	2	2	4	3	9
locks	3	3	6	4	4	11
screens	2	1	3	0	2	5
hard to wash	0	0	0	2	4	6
no answer	0	0	0	0	1	1

Are you bothered by cold drafts in the winter?

	Both					Total
	M-I	M-II	Marie.	Char.	Acad.	
(a) Through your windows:						
yes	11	13	24	14	32	70
no	5	4	9	8	12	29
need storm windows	0	2	2	3	2	7
other	0	1	1	0	0	1
doesn't know	0	0	0	0	2	2
(b) Through your doors?						
yes	13	13	26	9	18	53
no	3	4	7	11	26	44
under front door	4	5	9	5	0	19
other	1	0	1	0	1	2
under sliding door	0	1	5	1	3	9
no answer	0	0	0	1	1	2
doesn't know	0	0	0	1	1	2

1a. How do you do your laundry?

	M-I	M-II	Both Marcs.	Char.	Acad.	Total
Do you: own your own washing machine?	6	15	21	10	20	51
take it to a local laundromat						
outside development?	0	0	0	2	1	3
use the central laundry facility?	8	5	13	12	24	49
no central facility	0	0	0	1	1	2
not applicable	2	0	2	0	2	4
send it out to be done	1	0	1	0	1	2
other	0	0	0	0	0	0

1b. How do you dry your clothes usually?

	M-I	M-II	Both Marcs.	Char.	Acad.	Total
Do you: own your own dryer?	2	1	3	1	2	6
dry them at a laundromat						
outside the Development?	0	0	0	1	3	4
dry them at the central facility?	0	3	14	8	23	55
no central facility	1	0	1	0	0	1
not applicable	1	0	1	0	0	1
hang them in private yard?	6	33	19	13	5	57
hang them outside but not in private yard?	1	0	1	2	2	5
hang them inside?	2	7	9	2	6	16
drys clothes in two or more ways?	0	3	1	0	0	1
basement?	1	0	1	0	0	1
other	0	0	0	0	0	0
sent out?	1	0	1	0	0	1

1c. Is there any particular reason why you don't use the central laundry
facility here?

	M-I	M-II	Both Marcs.	Char.	Acad.	Total
yes	4	0	4	2	9	15
no	0	0	0	1	2	3
inadequate	5	0	5	4	5	14
too far	0	0	0	0	1	1
other	0	0	0	2	1	2
not applicable	11	17	20	17	0	4

5a. If owns washer or dryer - In what room do you have your appliances installed?

	<u>M-I</u>	<u>M-II</u>	<u>Both Marks.</u>	<u>Char.</u>	<u>Acad.</u>	<u>Total</u>
Kitchen	6	3	9	9	17	35
Basement	0	9	9	0	0	9
Other	0	0	0	1	7	8
Not applicable	10	2	12	7	12	31
No answer	0	3	3	5	10	18

b. Could you put it into operation without getting a plumber?

Yes	6	12	18	8	17	43
No	0	2	2	0	0	2
Not applicable	10	2	12	12	24	48
No answer	0	1	1	2	5	8

c. If does not own a washer or dryer - Would you buy a washer or dryer if you had space for it in your apartment?

Washer - yes	12	8	20	15	30	65
Washer - no	0	0	0	3	9	12
Dryer - yes	4	2	6	6	22	34
Dryer - no	8	4	12	11	18	51
Doesn't know	0	0	0	0	3	3
No answer	4	8	12	3	1	16

7. Now I'd like to ask some questions about where your children play. First, do you mind telling me how many children you have?

	<u>M-I</u>	<u>M-II</u>	<u>Both Marks.</u>	<u>Char.</u>	<u>Acad.</u>	<u>Total</u>
0	2	0	2	1	5	8
1	2	3	5	5	14	24
2	0	3	3	6	12	21
3	9	5	14	5	7	26
4	2	5	7	4	8	19
5	1	1	2	1	0	3
Totals	16	17	33	22	46	101

How old are they?

	<u>M-I</u>	<u>M-II</u>	<u>Both Marks.</u>	<u>Char.</u>	<u>Acad.</u>	<u>Total</u>
Preschool only (1-5)	2	6	8	2	10	20
Schoolage only (6-11)	1	3	4	2	6	12
Teenagers only (12-17)	2	0	2	1	4	7
Preschool and schoolage	3	5	8	8	9	25
Preschool, schoolage, and teenage	2	0	2	3	0	5
Preschool and teenage	2	1	3	2	5	10
Adults only	1	0	1	3	7	11
Not applicable	2	1	3	0	2	5
Totals	16	17	33	22	46	101

a. Where do you think the play areas for preschool children should be located?

	<u>M-I</u>	<u>M-II</u>	<u>Both Marks.</u>	<u>Char.</u>	<u>Acad.</u>	<u>Total</u>
Private yard	1	7	8	3	3	14
Basement	0	1	1	1	0	2
Out in front	3	3	6	3	9	18
Playground in development	5	4	9	13	17	39
Unspecified area in development	2	2	4	2	4	10
Outside of development	1	1	2	1	2	5
Single response only	0	0	0	0	0	0
Don't know	1	1	2	1	1	4
Not applicable	3	0	3	0	4	7
No answer	0	0	0	0	6	6
Multiple response	0	1	1	1	1	3

b. For schoolage children

Private yard	0	1	1	1	0	2
Basement	0	1	1	0	0	1
Out in front	3	1	4	4	2	10
Playground in development	8	5	13	6	19	38
Unspecified area in development	2	3	5	2	5	12
Outside of development	1	4	5	8	6	19
Single response only	0	0	0	0	0	0
Multiple response	1	3	4	1	1	6
Don't know	0	0	0	3	1	4
Not applicable	3	2	5	0	6	11
No answer	0	1	1	2	6	9

0. Where do the preschool children play now?

	<u>M-I</u>	<u>M-II</u>	<u>Both Marks.</u>	<u>Char.</u>	<u>Acad.</u>	<u>Total</u>
Private yard	3	1	4	4	2	10
Basement	0	2	2	0	0	2
Out in front	9	15	23	14	20	57
Playground in development	5	2	7	5	8	17
Unspecified area in development	2	2	4	3	3	10
Outside of development	0	1	1	0	2	3
Single response only	0	0	0	0	0	0
Multiple response	2	2	4	2	0	6
Don't know	1	0	1	0	1	2
Not applicable	3	0	3	0	6	9
No Answer	0	0	0	1	7	8
Inside house	0	0	0	0	1	1

1. When your preschool child is playing outside, can you see him from your house?

Yes - apartments entered from ground floor	8	13	21	18	8	47
No - apartments entered from ground floor	1	1	2	0	0	2
Yes - apartments not entered from ground floor	0	0	0	0	8	8
No - apartments not entered from ground floor	0	0	0	0	7	7
Not applicable	6	2	8	4	14	26
No answer	1	1	2	0	9	11

2. Do adults socialize - by the front door?

	<u>M-I</u>	<u>M-II</u>	<u>Both Marks.</u>	<u>Char.</u>	<u>Acad.</u>	<u>Total</u>
Yes - apartments entered from ground floor	13	11	24	11	6	41
No - apartments entered from ground floor	3	6	9	9	18	25
Yes - apartments not entered from ground floor	0	0	0	0	3	3
No - apartments not entered from ground floor	0	0	0	0	29	29
No answer	0	0	0	2	1	3
TOTALS	<u>16</u>	<u>17</u>	<u>33</u>	<u>22</u>	<u>46</u>	<u>101</u>

33. How much do you and your family use your patio (private yard)?

	<u>M-I</u>	<u>M-II</u>	<u>Marks.</u>	<u>Char.</u>	<u>Acad.</u>	<u>Total</u>
Several times a day and weekends	3	3	6	15	3	24
Special occasions only	5	5	10	1	0	11
Often, but not several times a day	8	9	17	6	2	25
Not at all	0	0	0	0	1	1
Doesn't know - hard to say	0	0	0	0	0	0
Not applicable	0	0	0	0	40	40

34. Which members of the family use it most?

Self uses it most	5	5	10	12	1	23
Husband	0	0	0	0	0	0
Pre-school children	3	3	6	5	2	13
School-age children	2	2	4	3	0	7
Teenagers	2	1	3	0	0	3
All use it equally	4	5	9	3	3	15
Only children use it	0	0	0	0	0	0
Used by other than the family	0	0	0	0	0	0
Not applicable	0	0	0	0	0	0

35. Are you generally satisfied with the patio as it is now located, or would you prefer to have it open off the other side of the apartment?

	<u>M-I</u>	<u>M-II</u>	<u>Marks.</u>	<u>Char.</u>	<u>Acad.</u>	<u>Total</u>
Now opens from kitchen kitchen preferred	0	0	0	17	0	17
Now opens from kitchen other side preferred	1	1	2	0	0	2
Now opens from livingroom livingroom preferred	10	11	21	3	5	29
Now opens from livingroom other side preferred	3	3	6	1	0	7
Doesn't know	1	1	2	1	0	3
No answer	1	1	2	0	1	3
Not applicable	0	0	0	0	40	40
Other	0	0	0	0	0	0

How about the size of the patio?

	M-I	M-II	Both Marks.	Char.	Acad.	Total
big enough	12	13	24	16	4	44
not big enough	3	2	5	5	2	12
no answer	1	0	1	0	2	3
not applicable	0	3	3	1	38	42
TOTAL	16	17	33	22	46	101

Would you prefer to have the ground surface in your patio?

	M-I	M-II	Both Marks.	Char.	Acad.	Total
all grass	12	12	24	15	2	41
all paved	3	0	3	1	1	5
a combination of both	1	4	5	6	3	14
not applicable	0	1	1	0	40	41

Do you have a fence around your patio?

	M-I	M-II	Both Marks.	Char.	Acad.	Total
complete fence	2	3	5	4	1	10
partial fence	13	13	26	16	3	45
no fence	1	0	1	2	2	5
not applicable	0	1	1	0	40	41

Is a fence good for keeping

	M-I	M-II	Both Marks.	Char.	Acad.	Total
people from sitting in	6	8	14	9	4	27
children in it	4	2	6	6	3	15
other people out	9	4	13	4	1	16
good for none of the above	2	5	7	3	1	16
not applicable	0	1	1	0	39	40

Do you have

	M-I	M-II	Both Marks.	Char.	Acad.	Total
no car	9	4	13	11	17	41
one car	6	11	17	11	23	56
two cars	1	2	3	0	1	4

11. Where do you park it?

	<u>M-I</u>	<u>M-II</u>	<u>Both Marks.</u>	<u>Char.</u>	<u>Acad.</u>	<u>Total</u>
Parked within sight of unit	6	10	16	10	29	55
Not parked within sight of unit	2	3	5	2	3	10
Not applicable	7	4	11	10	14	35
No answer	1	0	1	0	0	1

12. Would you mind parking your car further away from your front door, in order to keep traffic away from the children's play area?

	<u>M-I</u>	<u>M-II</u>	<u>Both Marks.</u>	<u>Char.</u>	<u>Acad.</u>	<u>Total</u>
Yes	2	4	6	5	13	22
No	7	8	15	11	16	42
Not applicable	3	4	7	5	15	27
No answer	4	1	5	1	2	10

13. Do you want to be able to keep an eye on your own car from your own house?

	<u>M-I</u>	<u>M-II</u>	<u>Both Marks.</u>	<u>Char.</u>	<u>Acad.</u>	<u>Total</u>
Yes	4	7	11	6	7	24
No	6	6	12	10	24	46
Yes - has been stolen	1	3	4	2	2	8
General danger of theft	0	3	3	3	3	9
Other	1	0	1	1	1	3
No answer	3	0	3	0	2	5
Not applicable	3	4	7	6	10	23

14. Do you have in your household:

	<u>M-I</u>	<u>M-II</u>	<u>Both Marks.</u>	<u>Char.</u>	<u>Acad.</u>	<u>Total</u>
Bicycle	10	8	18	15	21	54
Tricycle	5	10	15	12	14	41
Baby carriage or stroller	4	8	12	5	18	35
Other large outdoor equipment	2	9	11	4	14	29
None	2	2	4	1	7	12
No answer	1	0	1	2	4	7

45. Suppose this development was still being designed by the architects, and they asked you where you would rather have the TRASH cans, would you prefer to:

	Holiday I	Holiday II	Cordova	Academy	TOTAL
Have the trash cans as near to the can home as possible, though they would not be closed.	3	3	1	0	7
Have a special closed place near each front door	4	3	3	6	16
Have the trash cans enclosed by a fence and a gate, though there would be one such fence for all developments	1	4	1	2	8
Have no trash cans. Carry home the trash buckets in a single large wood container closed by a fence	0	13	3	1	7
Have no trash cans. Carry home the trash buckets in a wooden box	8	7	11	3½	54
Other or is		2	3	2	7
NA	1		1	1	3

10 respondents gave more than one reply

46. (For Charlame Only) Do you like your disposal?

	<u>M-I</u>	<u>M-II</u>	<u>Both</u>	<u>Marks.</u>	<u>Char.</u>	<u>Acad.</u>	<u>Total</u>
Yes						19	
No						2	
No Answer						1	

47. Has it been necessary to call in a repairman for it during the last year?

No	4
yes, once	15
yes, more than once	2
no answer	1

48. Are there any other things you would have suggested to the architect who designed this development, if you'd had the chance.

MARSDALE I and II

Total Respondents = 33

Interpretation of Answers

Security	1
Design	3
Materials	2
Management	3
Privacy (more grounds)	7

CHARLTON

Total Respondents = 22

Security	1
Design	13
Materials	9
Management	2
Privacy	2
Landscaping	3

ACADMY

Total Respondents = 45

Security	5
Design	15
Materials	3
Management	2
Privacy	5

48. (Continued)

COMMENTS

MARKSDALE I and II

Three respondents dislike location of washing machines and one respondent believes that the number of machines is insufficient, four respondents would prefer floors a darker color because white floors are too difficult to keep clean.

CHARLAME

Under design most frequent complaint was that bedrooms were too small, next common complaint was that the kitchen arrangement was unsatisfactory. Six respondents said that the windows were difficult to wash because of inaccessibility or did not open enough to permit good ventilation, two respondents dislike the use of glass around door.

ACADEMY

Under design criticism ranged from too small bedrooms to general dislike of kitchen-livingroom-dining room with no real separation.

Again, the walls were a source of displeasure for eleven respondents - white and textured, difficult to wash. The trash arrangement was also considered to be inadequate. Several respondents wanted screen doors and others mentioned lack of windows in the bathroom.

Replies like "walls not sealed in enough" and "ceilings are cracking" make questionable the quality of workmanship.

Many respondents were apprehensive about the existing way of knowing who was at the front door without opening the inside door. Several wanted to replace knockers with electric bells or buzzers and a few considered the locks on doors inadequate.

48. (Continued)

	Marksdale I and II (# of Respon.-33)	Charlame (# of Respon.-22)	Academy (# of Respon.-45)
Security	1	1	5
Design	3	13	15
Materials	2	9	1
Management	1	2	---
Privacy	7	2	5
Landscaping	---	3	---

PART III - RUSTICATION'S QUESTIONS

19. Do you feel this place is more like:

	M-I	M-II	Both Marks.	Char.	Acad.	Total
single family	15	16	31	17	16	64
apartment	1	1	2	2	29	33
other	0	0	0	3	1	4

20. Which type of home do you prefer?

	M-I	M-II	Both Marks.	Char.	Acad.	Total
single family	16	17	33	20	41	94
apartment	0	0	0	2	4	6
no preference	0	0	0	0	1	1
no answer	0	0	0	0	0	0

21. How many rooms did you have in the place you lived before this?

	M-I	M-II	Both Marks.	Char.	Acad.	Total
3 rooms	0	0	0	2	6	8
4 rooms	2	3	6	5	12	23
5 rooms	6	8	14	9	19	43
6 rooms	5	4	9	5	6	20
7 rooms	2	2	4	1	3	8

22. What floor was it on?

	M-I	M-II	Both Marks.	Char.	Acad.	Total
basement	1	0	1	0	0	1
first	1	4	5	7	15	27
second	7	11	18	8	17	43
third	6	4	10	6	13	29
fourth	1	0	1	1	2	4
fifth or above	0	0	0	0	3	3

23. Did you have a patio or yard of your own?

	M-I	M-II	Both Marks.	Char.	Acad.	Total
yes	4	6	10	4	13	33
no	10	5	15	12	17	42
shared outdoor space	2	6	8	6	13	27
porch	4	3	7	3	5	18

54. How much did you have to spend each month for utilities?

	Both					
	M-I	M-II	Marks.	Char.	Acad.	Total
Under \$40.	0	0	0	0	0	0
\$40-\$49.	0	0	0	0	1	1
\$40-\$59.	0	0	0	0	3	3
\$60-\$69.	2	0	2	0	0	2
\$70-\$79.	2	2	4	2	2	8
\$80-\$89.	1	1	2	6	6	14
\$90-\$99.	4	2	6	9	15	30
\$100-\$109.	1	4	5	2	12	19
\$110-\$119.	2	3	5	2	1	8
\$120-\$129.	2	2	4	0	3	7
\$130-\$139.	1	2	3	0	1	4
\$140-\$149.	1	0	1	1	2	4
Owned home	0	1	1	0	0	1

55. (Included in the above)

56. How many people are there in your household altogether?

	Both					
	M-I	M-II	Marks.	Char.	Acad.	Total
Two	1	0	1	2	1	4
Three	3	1	4	5	15	24
Four	2	5	7	6	13	26
Five	8	6	14	6	9	29
Six	1	4	5	2	7	14
Seven	1	1	2	1	1	4

57. Does that include anyone other than yourself, your husband, and your children?

	Both					
	M-I	M-II	Marks.	Char.	Acad.	Total
Yes	1	1	2	4	8	14
No	14	15	29	18	38	85
Grandparent	1	0	1	0	2	3
Parent generation relative	3	1	4	1	3	8
Child generation relative	0	1	1	2	2	5
Grandchild	0	0	0	1	1	2

8. How do you/your husband get to work?

	<u>M-I</u>	<u>M-II</u>	<u>Both Marks.</u>	<u>Char.</u>	<u>Acad.</u>	<u>Total</u>
Drives car	7	8	15	11	27	53
Public transportation	5	5	10	6	12	28
Walks	1	1	2	2	1	5
Car pool	3	3	6	3	4	13
No answer	0	0	0	2	2	4
Not applicable	0	0	0	0	2	2

9. (Tallied and analyzed separately - What type of work does he do? See Pages 28 and 29.)

10. Into which of the following categories does your total family income fall?

	<u>M-I</u>	<u>M-II</u>	<u>Both Marks.</u>	<u>Char.</u>	<u>Acad.</u>	<u>Total</u>
Under \$5,000	7	4	11	5	11	27
Between \$5,000-\$6,000	4	3	7	13	20	40
Over \$6,000	5	9	14	4	11	29
Don't know	0	1	1	0	3	4
Refused to answer	0	0	0	0	1	1

11. Race of respondent

	<u>M-I</u>	<u>M-II</u>	<u>Both Marks.</u>	<u>Char.</u>	<u>Acad.</u>	<u>Total</u>
White	1	2	3	2	2	7
Negro	15	15	30	20	44	94

12. Age of respondent

	<u>M-I</u>	<u>M-II</u>	<u>Both Marks.</u>	<u>Char.</u>	<u>Acad.</u>	<u>Total</u>
20's	3	4	7	5	11	23
30's	9	11	20	6	22	48
40's	1	1	2	6	6	14
50's	1	1	2	2	7	11
60's	2	0	2	3	0	5
						101

13. Respondent was:

	<u>M-I</u>	<u>M-II</u>	<u>Both Marks.</u>	<u>Char.</u>	<u>Acad.</u>	<u>Total</u>
Not responsive	1	2	3	2	5	10
Moderately responsive	8	12	20	18	21	59
Overly responsive	7	3	10	2	20	32

	Information Workers	Service Workers	Clerical & Kindred Workers	Sales Workers	Operatives & Kindred Workers	Professionals, & Kindred Workers	Craftsmen, Foremen	Managers, Officers	Other
Information Workers	1	1	1	1	1	1	1	1	1
Service Workers	2	3	1	1	2	2	2	2	1
Clerical & Kindred	3	4	2	1	1	1	1	1	1
Sales Workers	1	1	1	1	1	1	1	1	1
Laborers (except mine)	3	2	1	1	1	1	1	1	1
Operatives & Kindred	1	8	3	2	2	2	3	2	1
Professionals, & Kindred Workers	1	2	6	2	3	1	1	1	1
Craftsmen, Foremen	1	5	3	1	1	1	1	1	1
Managers, Officers	2	1	1	2	2	2	2	1	2
Other	1	1	1						



APPENDIX C

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CHARACTERISTICS OF THE POPULATION SAMPLED

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CHARACTERISTICS OF UNITS SAMPLED

<u>NUMBER OF INTERVIEWS AND PROPORTION TO EACH DEVELOPMENT</u>	Total	M-I	M-II	Both Marks.	Char.	Acad.
	101	16 22.0%	17 19.5%	33 19.9%	22 23.9%	46 22.8%

LOCATION BY FLOOR

	Total	Marks.	Char.	Acad.
Floors 1 and 2	68	33	22	13
(Floor 2 only	3	0	0	3
(Floor 3 only	8	0	0	8
(Floor 4 only	1	0	0	1
(Floors 2 and 3	6	0	0	6
(Floors 3 and 4	14	0	0	14
No Answer on Floor Location	1	0	0	1
TOTAL	101	33	22	46

ACADEMY ONLY

Apartment entered from the Ground Floor	13
Apartment not entered from the Ground Floor	32
No Answer	1
TOTAL	46

ACADEMY ONLY

Style of Unit	Total	DA	G	BA	?
	46	18	13	13	2

What Floor is the Unit on?

Floors 1 and 2	13	12	0	1	0
Floors 2 and 3	6	1	0	4	0
Floors 1, 2 and 3	0	0	0	0	0
Floors 2, 3 and 4	0	0	0	0	0
Floors 3 and 4	14	5	0	8	1
Floor 2 only	3	0	3	0	0
Floor 3 only	8	0	8	0	1
Floor 4 only	1	0	1	0	0
No Answer	1	0	1	0	0

LOCATION WITHIN SITE

	Total	M-I	M-II	Both Marks.	Char.	Acad.
End of Row	28	8	5	13	8	7
Middle of Row	73	8	12	20	14	39
Adjacent to Parking	73	12	9	21	18	34
Not Adjacent to Parking	28	4	8	12	4	12
Near Active Play	66	10	14	24	18	24
Not Near Active Play	45	6	3	9	4	22

PRIVATE OUTDOOR SPACE

	Total	Marks.	Char.	Acad.
Yard	60	32	22	6
No Yard	39	1	0	38
No Answer	2	0	0	2
TOTAL	101	33	22	46
Balcony	22	0	0	22
No Balcony	76	33	22	21
No Answer	3	0	0	3
TOTAL	101	33	22	46

INTERIOR SPACE

One of the first things we'd like to know is whether you think you have enough space in your rooms. I'll read a list of rooms and ask you to tell me whether you have enough space or not enough space in each one.

	Total	Marks.	Char.	Acad.
<u>Kitchen</u>				
Enough space	57	18	15	24
Not Enough Space	8	1	1	6
Total - Enough Space	93			
Total - Not Enough Space	8			
	101			

Living Room

Enough Space	62	19	16	27
Not Enough Space	3	0	0	3
Total - Enough Space	93			
Total - Not Enough Space	3			
	101			

	Total	Marks.	Char.	Acad.
<u>BATHROOM</u>				
Enough space	34	7	13	14
Not enough space	31	12	3	16
Total - Enough space	70			
Total - Not enough space	31			
	101			
<u>MASTER BEDROOM</u>				
Enough Space	40	17	7	15
Not enough space	25	2	9	15
Total - Enough space	75			
Total - Not enough space	26			
	101			
<u>SECOND BEDROOM</u>				
Enough space	22	12	0	10
Not enough space	43	7	16	20
Total - Enough space	58			
Total - Not enough space	43			
	101			
<u>THIRD BEDROOM</u>				
Enough space	14	5	2	7
Not enough space	51	14	14	23
Total - Enough space	50			
Total - Not enough space	51			
	101			
<u>Enough space in all rooms</u>				
Would you like an entry hall (foyer) inside your home?				
	Total	Marks.	Char.	Acad.
Yes	77	22	20	35
No	9	2	2	5
Already have one	10	7	0	3
No Answer	5	2	0	3
Totals	101	33	22	46

BASEMENT

Do you have a basement or storage bin of your own?

	<u>Total</u>	<u>Marks.</u>	<u>Char.</u>	<u>Acad.</u>
Yes	35	23	7	5
No	66	10	15	41

Do you have a basement or storage bin of your own?

	<u>Total</u>	<u>Unit Entered From Ground</u>	<u>Unit Entered Above Ground</u>	<u>Unit of Entrance Unknown</u>
Yes	6	2	4	0
No	40	11	28	40

If yes, how do you use it?

	<u>Total</u>	<u>M-I</u>	<u>M-II</u>	<u>Both Marks.</u>	<u>Char.</u>	<u>Acad.</u>
Play area	6	1	4	5	1	0
Storage area	16	5	2	7	5	4
Play and storage	11	4	6	10	1	0
Laundry	3	0	3	3	0	0
Other	10	0	5	5	5	0
Have bin, but do not use it, not safe	1					1

CEILING HEIGHT

Are the ceilings in this apartment high enough for you?

	<u>Total</u>	<u>Marks.</u>	<u>Char.</u>	<u>Acad.</u>
Yes	96	33	21	42
No	5	0	1	4

INTERIOR STORAGE

Kitchen

Do you have enough storage in your kitchen?

	Total	Marks.	Char.	Acad.
Yes	55	24	8	23
No	46	9	14	23

If no, which of the following storage areas would you want to increase?

Wall Cabinets

	Total	Marks.	Char.	Acad.
Enough Storage	19	4	3	12
Not Enough	27	5	11	11

Under Counter Cabinets

Enough Storage	27	5	5	17
Not Enough	19	4	9	6

Broom Closet

Enough Storage	24	4	8	12
Not Enough	22	5	6	11

Do you have enough storage in each of your other rooms?

	Total	Marks.	Char.	Acad.
--	-------	--------	-------	-------

Living Room

Enough Storage	82	30	17	35
Not enough Storage	19	3	5	11

Master Bedroom

Enough Storage	81	31	19	31
Not Enough Storage	20	2	3	15

Second Bedroom

Enough Storage	74	29	14	31
Not Enough Storage	27	4	8	15

	Total	Marks.	Char.	Acad.
--	-------	--------	-------	-------

Third Bedroom

Enough storage	67	24	14	29
Not enough storage	34	9	8	17

Bathroom

Enough storage	58	24	13	21
Not enough storage	53	9	9	25

PARTICULAR ITEMS

Have any particular items been hard to store inside your home?

	Total	M-I	M-II	Both Marks.	Char.	Acad.
--	-------	-----	------	----------------	-------	-------

Yes	44	5	5	10	12	22
No	57	11	12	23	10	24

Have any items been hard to store inside your home?

	Total	Marks.	Char.	Acad.
--	-------	--------	-------	-------

With basement - Yes	10	5	4	1
With basement - No	25	18	3	4
Total with basements	35	23	7	5

Without basement - Yes	34	5	8	21
Without basement - No	32	5	7	20
Total without basements	66	10	15	41

ACADEMY ONLY

Have any particular items been hard to store inside your home?

Style of unit	Total	DA	G	BA	?
Yes	22	9	6	7	0
No	24	9	7	6	2

INTERIOR-SURFACES

WALL TEXTURE AND COLOR

What color are your walls?

	Total	Marks.	Char.	Acad.
Kitchen -				
White - original paint	75	24	6	45
White - new paint	9	2	7	0
Neutral	2	1	1	0
Pastel	5	4	0	1
Bright	6	1	5	0
Other (Inc. Wallpaper)	5	0	2	3
No Answer	2	1	1	0

Living Room

White - original paint	88	29	14	45
White - new paint	1	1	0	0
Neutral	3	0	3	0
Pastel	5	1	3	1
Bright	0	0	0	0
Other (Inc. Wallpaper)	1	0	1	0
No Answer	3	2	1	0

Bedrooms

White - original paint	86	27	14	45
White - new paint	2	1	1	0
Neutral	4	1	3	0
Pastel	9	2	6	1
Bright	1	1	0	0
Other (Inc. Wallpaper)	0	0	0	0
No Answer	3	2	1	0

What color would you like your walls?

	Total	Marks.	Char.	Acad.
Kitchen				
All white - original paint	30	6	7	17
All white - if better paint	18	4	4	10
Anything but white	4	3	0	1
Neutral	8	4	1	3
Pastel	37	15	8	14
Bright	3	0	1	2
No Answer	4	3	1	0

Living Room

White - original paint	32	7	8	17
White - if better paint	18	4	4	10
Anything but white	4	3	0	1
Neutral	10	4	2	4
Pastel	34	13	6	15
Bright	1	0	1	0
No Answer	2	2	0	0

	Total	Marks.	Char.	Acad.
Bedrooms				
White - original paint	28	5	6	17
White - if better paint	18	3	5	10
Anything but white	4	3	0	1
Neutral	8	3	2	3
Pastel	47	20	10	17
Bright	2	0	2	0
No Answer	2	2	0	0

FLOOR COVERINGS

Have you put in new flooring?

Living Room

Rugs	43	11	12	20
Carpeting	8	4	1	3
Tile	0	0	0	0
No Answer	3	0	2	1

Kitchen

Rug	7	2	2	3
Tile	3	1	1	1

Halls and Stairs

Rug	14	8	3	3
Carpet	5	3	2	0
Tile	2	0	1	1

Basement

Rug	1	1	0	0
Tile	3	3	0	0

Master Bedroom

Rug	19	7	7	5
Carpet	1	1	0	0
Other	1	1	0	0

Second Bedroom

Rug	19	6	7	6
Carpet	1	0	1	0
Other	1	1	0	0

Third Bedroom

Rug	16	5	6	5
Carpet	0	0	0	0
Tile	1	1	0	0
Other	1	1	0	0

INTERIOR-SYSTEMS

PLUMBING

Are you satisfied with your plumbing?

	Total	Marks.	Char.	Acad.
Yes	77	28	17	32
No	24	5	5	14
Low water pressure	3	3	0	0
Multiple complaints	8	3	3	2
Inadequate Hot Water	16	3	4	9
Leaks	7	0	1	6

HEATING

Do you like your heating system?

Yes	89	29	18	42
No	11	4	4	3
Uneven	8	3	1	4
Second Floor Not Warm	5	4	1	0
Drafts	1	1	0	0
Doesn't Know	1	0	0	1
Total	101	33	22	46

Has it broken down during the last year?

Yes	29	14	6	9
No	71	19	16	36
Once	10	8	1	1
Twice or More	8	6	2	0
Doesn't Know	1	0	0	1
Total	101	33	22	46

Are you bothered by cold drafts in the winter through your doors?

Yes	53	26	9	18
No	44	7	11	26
Under front door	14	9	5	0
Other	2	1	0	1
Under sliding door	9	5	1	3
No Answer	2	0	1	1
Doesn't Know	2	0	1	1
Total	101	33	22	46

Have you had any trouble with outside doors working?

Yes	59	22	15	22
No	42	11	7	24
Sticking	22	5	6	11
Screens	10	8	1	1
Latch lock	15	8	2	5
Track problems	5	4	0	1
Door knobs come off	3	1	0	2
Other	8	3	5	0
Total	101	33	22	46

INTERIOR-FIXTURES

	Total	Marks.	Char.	Acad.
<u>CLOSET DOORS</u>				
Have you had any trouble with closet doors working?				
Yes	45	17	11	17
No	54	16	11	27
Sticking	5	2	1	2
Comes off track	16	3	5	8
Handles	4	3	1	0
No Answer	2	0	0	2
Total	101	33	22	46

WINDOWS

Have you had any trouble with your windows working?

Yes	47	13	13	21
No	53	20	9	24
Sticking	9	1	1	3
Doesn't fit	9	2	4	3
Locks	11	6	4	1
Screens	5	3	0	2
Hard to Wash	6	0	2	4
No Answer	1	0	0	1
Total	101	33	22	46

Are you bothered by cold drafts in the winter?

Through your windows?

Yes	70	24	14	32
No	29	9	8	12
Need storm windows	7	2	3	2
Other	1	1	0	0
Doesn't Know	2	0	0	2
Total	101	33	22	46

CHARLAME ONLY

Do you like your disposal?

Yes	19
No	2
No Answer	1

DISPOSAL
CHARLAME ONLY

Total Marks. Char. Acad.

Has it been necessary to call in a repairman for your disposal during the last year?

No	4
Yes, once	15
Yes, more than once	2
No Answer	1

INTERIOR-NOISE

Can you hear sounds from your neighbors home?

Yes	87	32	20	35
No	14	1	2	11

What kinds of sounds are they?

Voices	60	19	14	27
Distinct Voices	83	7	16	20
Radio	53	15	15	23
Television	53	14	15	24
Running water	50	18	12	20
Kids on stairs	28	3	8	17
Thumping and clicking	22	4	6	12
Bathroom fan	8	4	2	2
Other	3	0	2	1
No Answer	4	0	1	3

Do they disturb you?

Hear and disturb	25	6	6	13
Hear and not disturb	65	26	14	25
Not hear	11	1	2	8
Total	101	33	22	46



EXTERIOR SPACE

PATIO

How much do you and your family use your patio (private yard)?

	Total	Marks.	Char.	Acad.
several times a day and weekends	24	6	15	3
special occasions only	11	10	1	0
often, but not several times				
a day	25	17	6	2
not at all	1	0	0	1
doesn't know - hard to say	0	0	0	0
not applicable	40	0	0	40
<u>TOTAL</u>	101	33	22	46

Which members of the family uses it the most?

self uses it most	21	10	10	1
husband	0	0	0	0
pre-school children	13	6	5	2
school-age children	7	4	3	0
teenagers	3	3	0	0
all use it equally	15	9	3	3
only children use it	0	0	0	0
used by other than the family	0	0	0	0
not applicable, no answer	40	1	1	40
<u>TOTAL</u>	101	33	22	46

How about the size of the patio?

big enough	44	24	16	4
not big enough	12	5	5	2
no answer	3	1	0	2
not applicable	42	3	1	38
<u>TOTAL</u>	101	33	22	46

ACADEMY ONLY

	Total	Unit Ent.fr. Ground	Unit Ent.fr. above Ground	?
several times a day as well as weekends	3	3	0	0
for special occasions only	0	0	0	0



	Total	Unit Ent.fr.	Unit above Ground	?
	Ground			
often, but not several times a day	2	2	0	0
not at all	2	1	1	0
not applicable	39	7	31	1
<u>TOTAL</u>	46	13	32	1

FRONT ENTRY

Do adults socialize - by the front door?

	Total	Marks.	Char.	Acad.
yes - apartments entered from ground floor	41	24	11	6
no - apartments entered from ground floor	25	9	9	7
yes - apartments not entered from ground floor	3	0	0	3
no - apartment not entered from ground floor	29	0	0	29
no answer	3	0	2	1
<u>TOTAL</u>	101	33	22	46

EXTERIOR STORAGE

PARTICULAR OUTDOOR ITEMS

Have any particular items been hard to store outside your home?

yes	20	5	5	10
no	79	28	16	35
no answer	2	0	1	1
<u>TOTAL</u>	101	33	22	46

ACADEMY ONLY

	Total	Unit Ent.fr.	Unit above Ground	?
	Ground			
yes	10	3	7	0
no	35	10	24	1
no answer	1	0	1	0
<u>TOTAL</u>	46	13	32	1

STYLE OF APARTMENT

Have any particular items been hard to store outside
your home?

	Total	DA	G	BA
yes	10	4	2	3
no	35	13	11	10
no answer	1	1	0	0
<u>TOTAL</u>	46	18	13	13

	Total	Marks.	Char.	Acad.
basements	35	23	7	5
no basements	66	10	15	41
<u>TOTAL</u>	101	33	22	46

Have any items been hard to store
outside your home?

basement	Total	Marks.	Char.	Acad.
yes	6	3	2	1
no	29	20	5	4
no basement				
yes	14	2	3	9
no	50	8	11	31
no answer	2	0	1	1
<u>TOTAL</u>	101	33	22	46

EXTERIOR PLAY AREAS

PRE-SCHOOL CHILDREN

Where do you think the play areas for pre-school children should be located?

	Total	Marks.	Char.	Acad.
private yard	14	8	3	3
basement	2	1	1	0
out in front	18	6	3	9
playground in development	39	9	13	17
unspecified area in development	10	4	2	4
outside of development	4	1	1	2

	<u>Total</u>	<u>Marks.</u>	<u>Char.</u>	<u>Acad.</u>
Single response only	0	0	0	0
Multiple response	3	1	1	1
Don't know	4	2	1	1
Not applicable	7	3	0	4
No answer	6	0	0	6

For schoolage children

Private yard	2	1	1	0
Basement	1	1	0	0
Out in front	10	4	4	2
Playground in development	38	13	6	19
Unspecified area in development	12	5	2	5
Outside of Development	19	5	8	6
Single response only	0	0	0	0
Multiple response	6	4	1	1
Don't know	4	0	3	1
Not applicable	11	5	0	6
No answer	9	1	2	6

Where do the pre-school children play now?

	<u>Total</u>	<u>Marks.</u>	<u>Char.</u>	<u>Acad.</u>
Private yard	10	4	4	2
Basement	2	2	0	0
Out in front	57	23	14	20
Playground in development	17	7	5	8
Unspecified area in development	10	4	3	3
Outside of development	3	1	0	2
Single response only	0	0	0	0
Multiple response	6	4	2	0
Don't know	2	1	0	1
Not applicable	9	3	0	6
No answer	8	0	1	7
Inside house	1	0	0	1

When your pre-school child is playing outside, can you see him from your house?

	<u>Total</u>	<u>Marks.</u>	<u>Char.</u>	<u>Acad.</u>
Yes - apartments entered from ground floor	47	21	18	8
No - apartments entered from ground floor	2	2	0	0
Yes - apartments not entered from ground floor	8	0	0	8
No - apartments not entered from ground floor	7	0	0	7
Not applicable	26	8	4	14
No answer	11	2	0	9

EXTERIOR - AUTOMOBILES

OWNERSHIP

Do you have:

	<u>Total</u>	<u>M-I</u>	<u>M-II</u>	<u>Both Marks.</u>	<u>Char.</u>	<u>Acad.</u>
No car	41	9	4	13	11	17
One car	56	6	11	17	11	28
Two cars	4	1	2	3	0	1
Totals	101	16	17	33	22	46

Where do you park it?

Parked within sight of unit	55	6	10	16	10	29
Not parked within sight of unit	10	2	3	5	2	3
Not applicable	35	7	4	11	10	14
No answer	1	1	0	1	0	0
Totals	101	16	17	33	22	46

Would you mind parking your car further away from your front door, in order to keep traffic away from the children's play area?

	<u>Total</u>	<u>Marks.</u>	<u>Char.</u>	<u>Acad.</u>
Yes	24	6	5	13
No	42	15	11	16
Not applicable	27	7	5	15
No answer	8	5	1	2
Totals	101	33	22	46

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Do you want to be able to keep an eye on your own car from your own house?

	Total	M-I	-M-II	Both	Marks	Char.	Acad.
yes	24	4	7	11	6	6	7
No	6	6	6	12	10	10	24
yes - has been stolen	8	1	3	4	2	2	2
general danger of theft	9	0	3	3	3	3	3
other	3	1	0	1	1	1	1
no answer	5	3	0	3	0	0	2
not applicable	23	3	4	7	6	10	

POSSIBLE CHANGES-USE OF INTERIOR SPACE

KITCHEN-DINING ROOM

Would you like the dining area in your home to be separated from your cooking area?

	Total	Marks.	Char.	Acad.
by a wall with a door?	3	2	0	1
by a folding door	20	5	7	8
by a wall with a pass through	16	3	7	6
by counters	5	3	1	1
by floor to ceiling dividers?	4	2	0	2
respondent would like an "L" shaped area	1	1	0	0
respondent doesn't know her preference	1	1	0	0
respondent would like to keep what she has now	54	19	7	28
multiple response	3	3	0	0

ACADEMY ONLY

	Total	DA	G	BA	?
by a wall with a door	1	1	0	0	0
by a folding door	3	4	1	2	1
by a wall with a pass-through	6	4	1	2	0
counters as dividers	1	0	1	0	0
satisfied with what you have now	28	10	10	7	1
floor to ceiling dividers	2	0	0	2	0

ENTRY

Would you like a wall for privacy at the front door so that people standing at the door cannot see into your kitchen - dining area?

	Total	Marks.	Char.	Acad.
yes	46	12	9	25
no	39	15	13	11
already have one	11	4	0	7
no answer	5	2	0	3
<u>TOTAL</u>	101	33	22	46

into your living room?

yes	45	10	15	20
no	39	20	7	12
no answer	17	3	0	14
<u>TOTAL</u>	101	33	22	46

For Academy Only: Which do you prefer?

to have your front door off a common hallway				14
a separate private entrance				30
don't know				1
no answer				1

For Academy Only: Which do you prefer?

	Total	Ground	Above	?
front door off common hallway	13	0	13	0
separate private entrance	30	13	17	0
other	1	0	0	1
don't know	1	0	1	0
no answer	1	0	1	0
<u>TOTAL</u>	46	13	32	1

LIVING ROOM

	Total	Char.	Acad.
Yes	37	13	24
No	18	8	10
No Answer	12	1	11
Already has one	1	0	1

Would you like to be able to close off your living room completely with a door?

	Total	Marks.	Char.	Acad.
Yes	41	4	12	25
No	56	26	9	21
No Answer	4	3	1	0
<u>TOTAL</u>	101	33	22	46

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Would you prefer a formal livingroom which is out of the way of every day traffic, instead of what you have now?

		Total	DA	G	BA	?
yes	2/3(12)	24	8	8	7	1
no	1/3(12)	10	4	4	1	1
already has one		1	0	0	1	0
no answer		11	6	1	4	0
<u>TOTAL</u>		46	18	13	13	2

Would you like to be able to close off your living room completely with a door?

yes	25	9	7	7	2
no	21	9	6	6	0

BASEMENT

If no: How would you use (a basement of your own?)

	Total	Marks.	Char.	Acad.
play area	20	1	6	13
storage area	27	5	7	15
play and storage	20	3	5	12
laundry	12	3	1	8
respondent doesn't want a basement	3	1	1	1

POSSIBLE CHANGES

LAUNDRY

How do you do your laundry?	Total	M-I	M-II	Both Marks.	Char.	Acad.
Do you:						
own your own washing machine	51	6	15	21	10	20
take it to a local laundromat						
outside development	3	0	0	0	2	1
use the central laundry facility	49	8	5	13	12	24
no central facility	2	0	0	0	1	1
not applicable	4	2	0	2	0	2
send it out to be done	2	1	0	1	0	1
other	0	0	0	0	0	0

How do you dry your clothes usually?

	Total	M-I	M-II	Both Marks.	Char.	Acad.
Do you:						
own your own dryer	6	2	1	3	1	2
dry them at a laundromat						
outside the development	4	0	0	0	1	3
dry them at the central facility	55	0	5	14	8	33
no central facility	1	1	0	1	0	0
not applicable	1	1	0	1	0	0
hang them in private yard	37	6	13	19	13	5
hang them outside, but not						
in a private yard	5	1	0	1	2	2
hang them inside	16	2	7	9	2	6
drys clothes in tow or more						
ways	1	0	1	1	0	0
basement	1	1	0	1	0	0
other	0	0	0	0	0	0
sent out	1	1	0	1	0	0

Is there any particular reason why you don't use the central laundry facility here?

yes	15	4	0	4	2	9
no	3	0	0	0	1	2
inadequate	14	5	0	5	4	5
too far	1	0	0	0	0	1
other	3	0	0	0	2	1
not applicable	4	11	17	28	17	0

PRIVATE EQUIPMENT

If owns washer or dryer 0 in what room do you have your appliances installed?

	Total	M-I	M-II	Both Marks.	Char.	Acad.
kitchen						
	35	6	3	9	9	17
basement	9	0	9	9	0	0
other	8	0	0	0	1	7
not applicable	31	10	2	12	7	12
no answer	18	0	3	3	5	10
<u>TOTALS</u>	101	16	17	33	22	46

Could you put it into operation without getting a plumber?

	Total	M-I	M-II	Both Marks.	Char.	Acad.
Yes	43	6	12	18	8	17
No	2	0	2	2	0	0
Not applicable	48	10	2	12	12	24
No Answer	8	0	1	1	2	5
Totals	101	16	17	33	22	46

If does not own washer or dryer - would you buy a washer or dryer if you had space?

	Total	M-I	M-II	Both Marks.	Char.	Acad.
Washer - Yes	65	12	8	20	15	30
Washer - No	12	0	0	0	3	9
Dryer - Yes	34	4	2	6	6	22
Dryer - No	51	8	4	12	11	18
Doesn't Know	3	0	0	0	0	3
No Answer	16	4	8	12	3	1

Is there any particular reason why you don't use the central laundry facility here?

	Total	M-I	M-II	Both Marks.	Char.	Acad.
Yes	15	4	0	4	2	9
No	3	0	0	0	1	2
Inadequate	14	5	0	5	4	5
Too far	1	0	0	0	0	1
Other	3	0	0	0	2	1
Not applicable	45	11	17	28	17	0

POSSIBLE CHANGES-EXTERIOR

PATIO

Are you generally satisfied with the patio as it is now located, or would you prefer to have it open off the other side of your apartment?

	Total	Marks.	Char.	Acad.
Now opens from kitchen -				
Kitchen preferred	17	0	17	0
Now opens from kitchen -				
Other side preferred	2	2	0	0
Now open from living room -				
Living Room preferred	29	21	3	5
Now opens from living room -				
Other side preferred	7	6	1	0
Doesn't Know	3	2	1	0

PATIO (Continued)

	<u>Total</u>	<u>Marks.</u>	<u>Char.</u>	<u>Acad.</u>
No answer	3	2	0	1
Not applicable	40	0	0	40
Other	0	0	0	0
Totals	101	33	22	46

Would you prefer to have the ground surface in your patio?

	<u>Total</u>	<u>Marks.</u>	<u>Char.</u>	<u>Acad.</u>
All grass	41	24	15	2
All paved	5	3	1	1
A combination of both	14	5	6	3
Not applicable	41	1	0	40
Totals	101	33	22	46

Do you have a fence around your patio?

	<u>Total</u>	<u>Marks.</u>	<u>Char.</u>	<u>Acad.</u>
Complete fence	10	5	4	1
Partial fence	45	26	16	3
No fence	5	1	2	2
Not applicable	41	1	0	40
Totals	101	33	22	46

Is a fence good for keeping -

	<u>Total</u>	<u>Marks.</u>	<u>Char.</u>	<u>Acad.</u>
People from seeing in	27	14	9	4
Children in	15	6	6	3
Other people out	18	13	4	1
Good for none of the above	16	7	8	1
Not applicable	40	1	0	39

Are there any other suggestions you would have made to the architect who designed this development, if you had had the chance?

MARKSDALE I and II

Total Respondents - 33	<u>Categories of Responses</u>	<u>Number</u>
	Security	1
	Design	3
	Materials	2
	Management	1
	Privacy (More grounds)	7

CHARLAME

Total Respondents - 22

Security	1
Design	13
Materials	9
Management	2
Privacy	2
Landscaping	3

ACADEMY

Total Respondents - 46

Security	5
Design	15
Materials	1
Management	0
Privacy	5

COMMENTS

MARKSDALE I and II

Three respondents dislike location of washing machines, and one respondent believes that the number of machines is insufficient, four respondents would prefer floors a darker color because white floors are too difficult to keep clean.



Comments (Continued)

CHARLAME

Under design most frequent complaint was that bedrooms were too small, next most common complaint was that the kitchen arrangement was unsatisfactory, six respondents said that the windows were difficult to wash because of inaccessibility or did not open enough to permit good ventilation, two respondents dislike the use of glass around doors.

ACADEMY

Under design criticism ranged from too small bedrooms to general dislike of kitchen-livingroom-dining room arrangement with no real separation.

Again, the walls were a source of displeasure for eleven respondents - white and textured, difficult to wash. The trash arrangement was also considered to be inadequate. Several respondents wanted screen doors and others mentioned lack of windows in the bathroom.

Replies such as, "walls not sealed in enough" and "ceilings are cracking" make questionable the quality of workmanship.

Many respondents were apprehensive about the existing way of knowing who was at the front door without opening the inside door. Several wanted to replace knockers with electric bells or buzzers and a few considered the locks on doors inadequate.

CHARACTERISTIC OF THE POPULATION SAMPLED

HOUSEHOLD COMPOSITION AND CHILD POPULATION

<u>Size of Household</u>	<u>Total No. Households</u>	<u>No. of Children Per Household</u>					
		0	1	2	3	4	5
Two persons	4	4	-	-	-	-	-
Three persons	24	5	17	2	-	-	-
Four persons	26	-	6	16	4	-	-
Five persons	29	-	1	2	21	5	-
Six persons	14	-	-	-	1	13	-
Seven persons	4	-	-	-	-	1	3
Total No. Households	101	9	24	20	26	19	3
Total No. Children	233	0	24	40	78	76	15

What type of work does your husband (you) do?

See Table on Page 29.

INCOME

Into which of the following categories does your total family income fall?

	Total	M-I	M-II	Both Marks.	Char.	Acad.
Under \$5,000	27	7	4	11	5	11
Between \$5,000-\$6,000	40	4	3	7	13	20
Over \$6,000	29	5	9	14	4	11
Don't know	4	0	1	1	0	3
Refused to answer	1	0	0	0	0	1
Totals	101	16	17	33	22	46

In addition, see Table on Page 30 for an Analysis of Income.

RACE OF RESPONDENT

	Total	Marks.	Char.	Acad.
White	7	3	2	2
Negro	94	30	20	44

AGE OF RESPONDENT

	Total	Marks.	Char.	Acad.
20's	23	7	5	11
30's	48	20	6	22
40's	14	2	6	6
50's	11	2	2	7
60's	5	2	3	0
Totals	101	33	22	46

What type of transportation does your husband (you) use to get to work?

	Total	Marks.	Char.	Acad.
Drives car	53	15	11	27
Public transportation	28	10	6	12
Walks	5	2	2	1
Car pool	13	6	3	4
No answer	4	0	2	2
Not applicable	2	0	0	2

Occupation	Academy I			Charlame I			Marsdale I			Marksdale II			TOTAL		
	Male	Female	Both	Male	Female	Both	Male	Female	Both	Male	Female	Both	Male	Female	Both
Private Household Workers										1	1		1	1	
Service Workers	5	8	13	1	2	3	1	2	3	2	1	3	9	13	22
Clerical & Kindred	8	9	17				2	2		3	3	8	14	22	
Sales Workers	1		1				1	1				2		2	
Laborer's (except nine)															
Operatives & Kindred Workers	10	5	15	2		2	5	5	10	6	2	8	23	12	35
Craftsmen, Foremen & Kindred Workers	9	1	10	1		1	1	1	1	3	4	12	4	16	
Professional, Technical & Kindred Workers	6	4	10	2	4	6			1		1	9	8	17	
Managers, Officers & Proprietors (incl. farm)	3	2	5	1		1	4		4	4	4	12	2	14	
Other		1	1		1	1						2	2		
TOTAL	42	30	72	7	7	14	12	9	21	14	10	24	75	56	131

INFORMATION AVAILABLE ON INCOME LEVELS INCOMPLETE

	ACADEMY I		CHARLAME I		MARKSDALE I		MARKSDALE II	
	Under 5,000	Over 5,000	Under 5,000	Over 5,000	Under 5,000	Over 5,000	Under 5,000	Over 5,000
Information Available	5,000	6,000	5,000	6,000	5,000	6,000	5,000	6,000
Private Household Worker					1			
Service Workers	2	3	1	1	1		1	1
Clerical & Kindred	3	4	2	1	1			
Sales Workers		1			1			
Laborer's (except nine)	3	2	1	1				1
Operatives & Kindred Workers	1	8	3	2	2	3	2	1
Professional, Tech. & Kindred Workers	1	2	6	2	3		1	1
Craftsmen, Foremen	1	5	3	1	1			1
Managers, Officers		2	1		1	2	2	1
Other	1		1				1	2

PREVIOUS RESIDENCE

How many rooms did you have in the place you lived prior to this?

	<u>Total</u>	<u>Marks.</u>	<u>Char.</u>	<u>Acad.</u>
3 Rooms	8	0	2	6
4 Rooms	23	6	5	12
5 Rooms	42	14	9	19
6 Rooms	20	9	5	6
7 Rooms	8	4	1	3
Totals	101	33	22	46

What floor was it on?

Basement	1	1	0	0
First	27	5	7	15
Second	43	18	8	17
Third	29	10	6	13
Fourth	4	1	1	2
Fifth or above	3	0	0	3

Did you have a patio or yard of your own?

	<u>Total</u>	<u>M-I</u>	<u>M-II</u>	<u>Char.</u>	<u>Acad.</u>
Yes	29	4	6	4	15
No	44	10	5	12	17
Shared outdoor space	27	2	6	6	13
Porch	15	4	3	3	5

GROSS RENT

How much did you have to spend each month?

	<u>Total</u>	<u>Both Marks.</u>	<u>Char.</u>	<u>Acad.</u>
Under \$40	0	0	0	0
\$40-\$49	1	0	0	1
\$50-\$59	3	0	0	3
\$60-\$69	2	2	0	0
\$70-\$79	8	4	2	2
\$80-\$89	14	2	6	6
\$90-\$99	30	6	9	15
\$100-\$109	19	5	2	12
\$110-\$119	8	5	2	1
\$120-\$129	7	4	0	3
\$130-\$139	4	3	0	1
\$140-\$149	4	1	1	2
Own home	1	1	0	0

Do you feel this place is more like -

	Total	Marks.	Char.	Acad.
Single family	64	31	17	16
Apartment	33	2	2	29
Other	4	0	3	1
Totals	101	33	22	46

What type of home do you prefer?

	Total	Marks.	Char.	Acad.
Single family	94	33	20	41
Apartment	6	0	2	4
No preference	1	0	0	1
No answer	0	0	0	0
Totals	101	33	22	46

ACADEMY ONLY

Do you feel this place is more like -

	Unit Entered from Ground	Unit Entered from Above	?	Total
Single family house	6	9	0	15
Apartment	7	22	1	30
Other	0	1	0	1
Totals	13	32	1	46

Which type of home do you prefer?

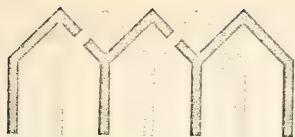
	12	28	1	41
Single family house	12	28	1	41
Apartment	1	3	0	4
No preference	0	1	0	1
Totals	13	32	1	46

PREFERENCE FOR HOUSE OR APARTMENT

	Total	M-I	M-II	Both Marks.	Char.	Acad.
Of those who prefer single family, think they are in one	63	13	16	31	17	15
Of those who prefer single family, do not think they are in one	30	1	1	2	0	26
Of those who prefer apartment, think they are in one	3	0	0	0	0	3
Of those who prefer apartment, think they are not in one	3	0	0	0	2	1
No preference	4	0	0	0	3	1
Totals	101	16	17	33	22	46







APPENDIX D

INTERFAITH HOUSING CORPORATION

120 BOYLSTON STREET • BOSTON • MASSACHUSETTS 02116

AREA CODE 617 426-9808

MEMORANDUM

TO: Those Who Have Assisted in the Attached Study
FROM: Malcolm E. Peabody, Jr., Executive Director

The new housing concepts contained in the 221 (d) (3) below market and rent supplement programs offer the first major step in the field of housing since public housing was introduced in the 30's. Early indications are that this program has been a substantial improvement over its predecessor, but, as with any major new concept, certain problems arise in the early stages.

The Interfaith Housing Corporation is an organization which expects to utilize the 221 (d) (3) program extensively in developing low- and moderate-cost housing in metropolitan Boston. To enable us to avoid some of the problems now being experienced by some managements of 221 (d) (3) developments, we have done the attached survey. It was done primarily for our internal use, and we do not regard it as a full treatment of the question since such a survey would have taken far more time and documentation. It merely has raised problems for our attention and discussion so that we can improve upon existing developments.

We are making the survey available to you because we know of your interest in this field. We hope that you enjoy reading it, and we are anxious to have your comments.

NOTE

In this report:

Suburban Heights = Marksdale Gardens

Rockland Gardens = Charlame Park

Hillcrest Homes = Academy Homes

PROBLEM AREAS IN 221(d)3 HOUSING

by Caryl Tuchman

INTRODUCTION

Both as part of an urban renewal program and as an independent housing program, the federal 221(d)3 program created to provide adequate housing for low and moderate income families has excited much comment. Most of the comments and the evaluation of this housing, though, have been directed toward the program's ability to fulfill the housing needs of a particular community. Little attention has been paid to the evaluation of the developments themselves as communities, in either their experimental nature, such as attempts to foster racial and ethnic integration or cooperative ownership among former slum tenants, or their design for both communal living and privacy.

It is this paucity of information about the socio-logical characteristics of the developments that the present study attempted to correct. Special attention was also focussed upon managerial problems, such as the upkeep of the developments, tenant-landlord relationships, and variation among different types of 221(d)3 developments. It is our hope that an open discussion of potential problem areas will facilitate a search for solutions.

Three types of developments in the metropolitan area of two Eastern cities were studied: (1) Limited dividend

developments, (2) Non-profit developments, either with or without a formal tenant's association, and (3) Non-profit cooperative developments. By coincidence, all of the limited dividend developments were located in non-renewal areas, and all of the non-profit ones were part of an urban renewal program. No attempt whatsoever was made to evaluate the successes and failures of the urban renewal projects themselves, although many characteristics of the non-profit developments might well reflect the tenor of the urban renewal in the areas studied. Characteristics of the eleven developments under consideration are presented in the appendix.

SOME PROBLEMS IN 221(d)3 DEVELOPMENTS

Many of the problems that arise in 221(d)3 developments are normal living problems aggravated by the density of these garden apartments, while others reflect upon the economic considerations involved in building modern housing at an average cost of \$10 per square foot. Economic considerations, for instance, often forbid the utilization of adequate soundproofing, a major difficulty at Chatham Square where one-bedroom units are coupled with duplex three bedroom apartments. This fact leads to tension

between the elderly families often in the basement and the larger families whose greater activity filters through the ceiling. Or, soundproofing is sufficiently poor so that occupants of both Gypsy Park and Briar Homes spontaneously report occasional conversations with their neighbors through the walls.

One reason for some of the construction flaws and upkeep problems that occur in these developments is that sufficient economic provisions for architectural supervision of the construction is not always made. For instance, at Suburban Heights outside doors swing open approximately one inch above the door jambs, causing a heating bill so large that last year the sponsoring corporation ran a deficit. In this case, the architect's fee was cut by one-third by the developer with the approval of the sponsoring board. Or, at Laurel Gardens a lack of supervision has resulted in problems that might well be safety hazards, such as improper fastening of railings leading from the first floor to the basement.

Economic considerations, combined with poor planning, also introduce other difficulties, many with social implications. These problems include inadequate funds for landscaping, playgrounds, and adequate garbage and rubbish disposal, - all problems involving both upkeep and the

morale of the residents. At Laurel Apartments, for instance, the architect used garbage disposals and an out-of-the-ground trash barrel, to be placed by either the front or the rear entrance. The kitchen is nearest the front entrance, however, most hosts would prefer that their guests do not stand by a rubbish contained while waiting for someone to answer the door. The alternative, though, is equally poor. For the living room looks out upon an open central area, and the placement of the rubbish barrel at the backdoor near the living room would turn the central area into a rubbish compound and would mean that a housewife would have to carry her rubbish through the living room.

Or, another architect designed sunken barrels for Hillcrest Homes, the barrels to be shared by the occupants of several units. Because the city only collects once a week, roaches and other undesirable insects are attracted to the overflowing barrels during the warm summer months. The tenants, many of them life-long occupants of Negro ghetto areas, experienced the wait to arrange a second pick-up as another example of discrimination, especially since the tenant leaders of a neighboring 221(d)3 development had requested and not received a second pick-up the previous year.

Nor did the management's suggestion that the residents wrap their garbage carefully and sprinkle their pails with lime alleviate the problem. For, the insects and an occassional rat returned to haunt the pails, and the residents pointed out that it should not ordinarily be necessary for them to resort to weekly lime sprinklings.

Here, the lack of foresight was aggravated by the attitudes of city employees and of the manager, as well as the desire of the upwardly mobile middle income residents to avoid such lower class stereotypes as "dirty." A city employee suggested to a college educated woman, a good housekeeper and an active member of the tenant's association, that her housekeeping habits might be responsible for the pests and immediately informed the manager that this woman's "pest-less" home should be exterminated. (He had not entered the home itself and had only seen the exterior problem.) The manager told the interviewer that the problem was one of "education," that it was simply a matter of instituting an appropriate educational program so that everyone sprinkled lime, while the residents found themselves subject to an educational program without any immediate forthcoming assistance from the city sanitation department. In this case, then, a disposal problem resulted in social discontent and the demoralization of many tenants, although the situation was aggravated by various characteristics

of a city employee, the manager and the tenants. However, adequate initial architectural attention to this problem would have avoided the difficulties and would have helped the residents to distinguish between some of their experiences with 221(d)3 housing and their memories of slum apartments.

Architectural pre-planning and perhaps a redistribution of funds would also help to alleviate the related problems of landscaping, children and playgrounds. Here, one must simply recognize that children play, and many children live in 221(d)3 developments. In fact, one frequently given reason for moving to one of these developments is that children are permitted. (Others are such factors as urban renewal, the rental, the all-around condition and the modernity of the apartments.)

The manager of Hillcrest Homes estimates that the 262 units include 450 children. At one time, there were 103 children in the 46 units of Lincoln Square, and the manager of Chatham Square estimates that his 226 units include 200 to 250 children. One reason for this variation is that every development tends to show a slightly different residential pattern. For instance, at the time of the interviews with one-sixth of the Chatham Square residents, a significant proportion of the residents were elderly couples and persons, relocated by urban renewal, waiting for the opening of 5 new elderly housing units.

By and large, most of the children in 221(d)3 developments need a play area of one type or another. At Lincoln Square, 90% of the children are under the age of 12, according to the President of the Board of Directors. The President estimates that the average age is 9, having been 4 or 5 when the development opened in 1962. The rise in the median age is due to two factors: the natural aging process and the fact that the Board of Directors have purposely encouraged people in their late twenties or their thirties with one or two children to become members of the cooperative, feeling that this type of selection minimizes upkeep problems and disagreements between families.

Accurate information is also available about the ages of the children at Chatham Square. The management estimates that there are between 200 and 250 children in the 226 units, a proportion confirmed by the fact that the 42 households selected for interview had a total of 50 children. (There were no children in 14 apartments, including 8 of 10 one-bedroom apartments selected, 5 of 16 two bedroom apartments, and 1 of 15 three bedroom apartments.) The median age of the 50 children was 6 years, with the children heavily concentrated in the duplex apartments. About 47% of the children living in the duplex apartments had completed at least kindergarten, and 60% of the children who had com-

pleted at least kindergarten lived in the duplexes. These facts suggest that the median age of children will be slightly higher in apartments oriented toward family life.

Of course, there are exceptions to this tendency. The management at Colony Homes is less strict about the FHA established income limitations than are some other management concerns. As a result, many of the families are very near the maximum income allowances or slightly over them, resulting in a children's age pattern more closely resembling those of higher priced garden apartments. Most of the children are pre-school age, and leave the development before they start school, as their parents move for either professional reasons or to buy their own homes.

Because some developers state, "My role is to provide housing; I am not in the playground business," many 221(d)3 developments have either no playground facilities or inadequate ones. Of the three limited dividend developments, one has no playground and its grounds are in abominable condition, another has not placed the playground in the most convenient location, and a third has the wrong type of play equipment for children of the age groups found in the developments. Of the five non-profit developments, three have no playgrounds,

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one has a poorly located playground, and only one has adequate play areas - although here the situation is complicated by the presence of a hilly center wall which cannot be successfully used for most games. In these cases, good play areas are not necessarily associated with good landscaping and appearance. Rather, other architectural and social factors are more important in the maintenance of the appearance of the property. But, obviously, dissatisfied parents and children with no place to play do not facilitate the upkeep of grounds. In fact, when the managing agent of the cooperatives, at least two of which have inadequate poorly placed play areas, was asked if we had discussed the major problem areas, he said, "When you talk about play areas and children and garbage and owner's rights, you've covered most of it."

RESIDENT HOME IDENTIFICATION

What are the factors, then, that are most important in the maintenance and upkeep of the property? And, how can 221(d)3 developments, constructed as inexpensively as possible, be pre-planned to incorporate as many of these factors as possible? Two factors are central here: First, a firm but sensitive management; second, the possibility of the resident's identifying with the property as his home, (not his rental) because of the architectural

design of the development and the formulation and maintenance of an ~~spirit de corps~~ through formal or informal resident associations.

The problems inherent in architectural design are best seen through a comparison of the various non-profit developments. Only three of these developments provide all tenants with private front and rear entrances, and in the others, as many as five families may share an entryway.

Those families with front and rear entrances identify more closely with their homes and keep up the adjacent property, except where they are forbidden to do so by the management. (At Chatham Square, individuals are discouraged from planting a garden near the duplex doorway, probably to maintain a uniformity of appearance.) The situation is epitomized by Millerick Acres. Three houses are side-by-side. Two of them are for duplexes; the third provides entry to five apartments. The small areas besides the entrances to the duplexes have neatly tended lawns, one with flowers and plants. The area besides the multiple entry is barren.

Yet, the provision of separate entrances to duplex row-houses is not the whole answer to provisions for resident identification with the house. Equally important is site-planning. (I am taking it for granted that

everyone realizes the importance of interior design, including the inclusion of adequate storage space, such as a cellar wherever possible.) The accompanying sketches show three types of site-planning.

In Design I, Laurel Apartments, there are no provisions for privacy. Every tenant may watch the backyard activities of every other tenant, so that some have built fences in spite of the fact that they are not permitted. Design II, Rockland Gardens, has provisions for privacy - but the provisions somewhat resemble the privacy provided by small, individual, enclosed cell blocks. There are no public green areas, only the asphalt parking lots that separate the rows. Design III, Suburban Heights I (the development is composed of two sections, separated by a main thoroughfare) comes closer to the ideal. Although everybody has about an equal amount of lawn space, contact is minimized by the arrangement of the units while a communal atmosphere is maintained. The individual has more privacy than in Design I, without living in the prison-block arrangement of Design II.

One result of this pre-planning for both adequate private and public areas is a more favorable appearance of the property. Most of the lawns reflect pride and identification with the housing, although this attitude

is encouraged by the management (which sponsored a lawn-beautification contest), by the tenant's association (which tends common areas and sweeps the parking lots), and by the residents (whose desire for middle class acceptance inspires them to out-do their suburban counterparts).

The two other developments also have tenants associations, yet in each the residents meet landlord opposition, which, over a period of time, discourages further participation in planning and upkeep as well as identification with the exterior of the home. In both these developments, the situation is compounded by inadequate play facilities, or rather, placement of facilities. The central area at Laurel Apartments is used as a ball field, and the Rockland Gardens parking lots are used for games, much to the dismay of mothers who fear possible accidents.

The relationship between the tenant's association and the management may affect the condition of the property, by determining the resident's attitude toward his home. For example, the superintendent at Pacific Gardens was told by a tenant, "I don't give a d____ if the whole place burns down." The residents were also convinced that the landlord installed a laundromat on the premises and forced individual ownership to see how "much money he could make off" the residents. Such feelings do not encourage prompt reporting of operational failures, individual attempts at lawn

beautification, or careful consideration of the property interior.

Three types of management situations were uncovered in the course of this study. To some extent, each corresponded to a type of development, limited dividend, non-profit or non-profit cooperative. These are: Firm management which takes responsibility for such items as prompt repairs, and ground upkeep and tries to remain responsive to tenant needs (within the provisions of the development budget); management which tries to encourage resident participation (either through the use of a tenant's association or through the use of a lease which gives the tenant added individual responsibility, the latter method having more than serious drawbacks) and cooperatives in which the residents own the property and employ the management. The particular success of these types of management depends upon the life patterns and expectations of the residents. For example, a lower income family moving into the "nicest house we've ever had" will be more tolerant of construction flaws, especially if they do not associate these flaws with previous discrimination. However, a college educated middle class family, accustomed to decent housing and the respect accorded their position in society, will be less willing to tolerate construction

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flaws, design flaws, and especially, unhelpful management.

(I certainly do not mean to suggest that the groups should be treated differentially, according to their background. In fact, appropriate respectful treatment on the part of management should help the individual improve his self-image as well as to fulfill the American belief in the inherent equality of all men, social theories involved in the passage of this housing legislation.)

Therefore, let us explore the different types of developments in order to assess the success of various management techniques.

LIMITED DIVIDEND DEVELOPMENTS

The three limited dividend developments varied in size and in type of construction. Two, though, Colony Homes and Gypsy Park, charged similar rents, while the third, Pacific Gardens, charged rents that more nearly approximated those found in non-profit developments. (Actually, the original rental at Pacific Gardens had been in line with those at non-profit developments, but the correction of construction flaws, including the installation of a new heating system, escalated the rents from \$87 for a four-bedroom apartment to \$1100 within a four year period.) Let us explore the characteristics of the occupants of Colony Homes and Gypsy Park, the two developments most characteristic of the limited dividend program.

The typical resident of Colony Homes is a young married couple, often in their first home. The husband is a professional, a businessman or is employed in some other types of white collar occupation. Quite possibly, the husband will have been graduated from college and often his wife will also be a college graduate. The wife works until the birth of her first child, at which time she begins to dedicate herself to her household and motherly duties, while still finding time to visit neighbors or babysit in the courtyard with her friends while taking in the summer sun. Her child is a catalyst to social participation with her neighbors, many of whom she did not know as well while she was still working.

The typical family will live at Colony Homes for several years, until their oldest child is ready to begin school. At that time, the family will move to its own house, whose downpayment has been saved because of the low Colony Homes rental. Young couples who move before their child's entrance to school generally do so, because the husband has been transferred by his company.

Before moving to Colony Homes, the couple has had little experience with apartment living. Typically, either husband or wife or both marriage partners have come from a middle class background, and at least one of their parents has owned his own home while the Colony Homes resident was being reared.

The management of Colony Homes rightfully boasts that to the best of their knowledge, no resident has ever moved from Colony Homes to another apartment in the same vicinity. Either they have bought their own home or moved to another city.

There is little to differentiate this couple from those residents of other, more expensive yards apartments. And, the management provides the prompt, friendly service that the middle class residents desire. As a matter of fact, the managing agent is sufficiently concerned with the favorable adjustments of the residents to Colony Homes that they go beyond trying to settle families with children near others in the same social situation or to balance the courtyards for age and possible proclivity for noise. The managing agent even tries to place families according to the occupation of the husband, so that people with the same professional and educational status will live near one another. This apparent enjoyment of the neighbors helps to maintain the harmonious atmosphere, interrupted only by the occasional jealousies and competition found in most middle class neighborhoods.

Although Gypsy Park also attracts many young marrieds, no one description would portray the life style of the residents adequately. The director of Gypsy Park notes that about half of the residents are of middle class and

upper middle class origins, often being professionals starting their careers, and the remaining residents are clerks, firemen and so forth. Some of the residents are elderly couples and persons, supported by their often affluent children. None are on welfare, to the best of the management's knowledge.

As at Colony Homes, the management tries to provide service accompanied by firm rules about what the tenants may do. There can, for instance, be no air-conditioners in the front windows of either of the developments. However, at Colony Homes, the manager tends to be more suspect by the residents. This lack of trust has occurred for several reasons, one of which is the comparative lack of experience of the managing firm. Others include resentment for having to pay for extras. Parking spaces are free at Colony Homes, but not at Gypsy Park. Air-conditioners may be installed in the rear windows at Colony Homes, but residents at Gypsy Park must pay \$6 a month to have one installed in the space provided by the management, underneath the master bedroom window. The storage area provided off the kitchen at Colony Homes permits the installation of washing and drying machines. At Gypsy Park, residents must use the management-provided laundromat. All-in-all, then, the Gypsy Park residents complain that they are being taken for a ride. It must be recognized, though, that the residents

of Gypsy Park are hypercritical, according to the developer because they consider themselves special. A significant portion of them were accepted into the development through social contacts, and the developer suggests, feel that they can demand more of management.

The significant fact about these two developments, though, is that the management assumes almost total responsibility for the property. The management tends the lawns, makes prompt repairs, supervises maintenance and appearance. And, in both cases, the developers realize that their responsibility goes beyond the upkeep to the placement of families and the provision of such items as playgrounds.

NON-PROFIT DEVELOPMENTS

The life style of the moderate income families living in non-profit developments tends to be different from that of the residents of the limited dividend developments. At Colony Homes, most of the residents are either professionals or white collar workers. At Chatham Square, most are engaged in skilled, semi-skilled and unskilled occupations. The skilled, semi-skilled, unskilled and clerical occupations also account for a significant proportion of the residents of Hillcrest Homes, Suburban Heights and Rockland Gardens.

Families living in non-profit developments also tend to be slightly older than those in limited dividend developments. Although some families are as upwardly mobile as the young professionals at Colony Homes, these are few, and in the case of Hillcrest, Suburban Heights and Rockland, these are primarily the young professionals, often white, who have rented moderate income apartments as a temporary measure, and are not as subject to discrimination as lower class Negroes. Almost everybody at Colony Homes reports that they are saving for their own home, while significantly fewer people are saving for houses at Chatham Square.

If any one description would suffice to describe the average family at Hillcrest, Suburban Heights and Rockland, it would be the following: Both Mr. and Mrs. Warren have spent their life in Negro ghettos and have attended ghetto schools. Mrs. Warren has been graduated from high school, and her husband might also be a high school graduate. The Warren's have two or three children who will continue in school as far as they are able, perhaps even attending college. (If there were more children, Mrs. Warren might work part-time to provide additional financial assistance.)

The Warrens consider themselves middle class and quite proudly point to their financial security and social propriety. They attend church and take an interest in politics. Although the Warren's are interested in the civil rights movement, neither husband nor wife has ever been an active participant. Typically, the Warren's feel

that the best way they can gain acceptance with whites is to show that they are "just as good as whites," having the same values and social characteristics. Because of this, the Warrens often distrust Negro families that seem to fulfill the stereotype of the lower class Negro, such as families with many children or poor housekeeping habits or fatherless families.

Of course, some people who are "sick of trying to prove that we're as good as whites" live in the developments and resent "having to be better than a white man" to achieve the same things, but these families are few and far between. And, some families that fulfill the lower class Negro stereotype are also to be found. But, on the whole, the typical family is one like the Warrens, economically secure, stable, middle class and in all ways similar to the typical white suburban family with a similar or slightly higher income, except of course that they are subject to discrimination which they may try to ignore.

Four of the five non-profit developments have tenant associations which play varying roles in the "life" of the development. The associations are important, because one of their functions is to serve as an intermediary between management and the residents. However, it is not possible to state that the success of a development is directly proportional to the success of the tenant association. Rather, the attitudes of the manager or the non-profit board of directors toward the development residents is crucial.

For instance, residents of both Rockland Gardens and Laurel Apartments report that the management has told them that if they don't like something, they can move. And, the manager of Rockland Gardens himself reports having made statements like this to "troublemakers" who made "unreasonable demands" for improvements. The troublemaker in question is vice-president of the tenant association.

Or, the manager of Hillcrest Homes claims that his hands are tied by financial difficulties. Yet, in spite of the fact that the manager himself organized the Hillcrest Tenants Association, the complaints committee, which serves as a tenant clearing house, finds that the manager, Kenneth Rhodes, does not listen when they ask for repairs or improvements. "He just doesn't know." Part of the problem, here, is that Mr. Rhodes' activities include managing three developments, one of which is located over a hundred miles from his office, and supervising the rent-up on other developments.

However, some of Mr. Rhodes' attitudes militate against success, especially acceptance by some of his more militant residents. For instance, he has stated to interviewers that he feels that people prefer to live with their own kind, that he cannot spend the time and money to find whites to move into his 90% Negro development, that some of his housekeeping problem facilities generalize the entire development.

He does not find the tendency of some of the white families to withdraw from their neighbors and pretend they are living someplace else at all unusual or objectionable. Each one of Mr. Rhodes' statements goes directly against the experience of integrated developments in another city, especially that of Briar Homes and Laurel Apartments, each maintaining a 50:50 and 75:25 Negro-white ratio, respectively.

In fairness to Mr. Rhodes, it should be noted that both Briar Homes and Laurel Apartments are located near a major university and may draw upon the student population for residents. Yet, it must be asked whether Mr. Rhodes could not accomplish much the same thing with a little imaginative initiative. Perhaps his willingness to generalize from his own unwillingness to live in a dominantly Negro neighborhood hampers his ability to locate white residents as well as to achieve a meaningful rapport with the people at Hillcrest Homes. To what extent does Mr. Rhodes "cause" problems by being over-anxious about them and not sensitive to complex social needs?

Problems may arise, though, even when the managing agent is experienced in the specific problem he faces and has the appropriate attitudes. Here, the difficulty may become the complex one of the manager's and the Board's ability to produce what they have promised. By examining the experiences at Laurel Apartments, one might state that Hillcrest Homes represents an aggravated example of a specific problem. When Laurel Apartments were completed, the residents were discouraged

taking initiative in such matters as purchasing screen doors or seeding the common area, because the owners hoped that they could provide such items. However, the owners were later advised by the FHA that this was not financially feasible. Meanwhile, the resident's interest in their homes had been discouraged and one result was apathy and withdrawal. A tenant's association was formed, but did not get off the ground, and people familiar with the development suggest that the residents display a typical tenant-landlord relationship, one I found more fraught with disappointment than with a fighting spirit. As of this writing, the tenant's association has not met for three months.

The question that the various experiences of the four developments with tenants associations raise is: To what extent does a management or run-by-encouraged tenant association represent a pseudo-solution to the problem of identification with 221(d)3 housing? For, the tenant association method of encouraging such identification is almost always hampered by either management attitudes or the inability of management to deliver. I would suggest that if non-profit 221(d)3 housing is to achieve its social purpose, the housing of low/^{and} moderate income families and the encouragement of these families by providing homes with which they can identify and through which they can attain and maintain self-respect, the utilization of a tenant's association is not adequate. Experience seems to suggest that cooperatives are the most successful. The importance of ownership is aptly

summarized in the following statement; "Becoming a cooperative has a great psychological affect...I was talking to the builder before we became a cooperative and I blew my stack. The builder told me, 'Well look, you don't have to live here, if you don't want to.' He had a different attitude once we took over the property."

NON-PROFIT COOPERATIVES

At the present time, there are only three non-profit 221(d)3 cooperatives in existence, and a fourth considering conversion to the cooperative system. The oldest of these developments is the most successful, because now it has already passed the first difficult and expensive years when major financial and social adjustments must be made, because the President of the residents' Board of Directors is both dynamic and dedicated to his task, because the Board has managed to build a balanced community where various types of ethnic tensions are not to be found.

Cooperative 221(d)3 developments present indigenous problems and advantages. Let us consider the advantages first: (1) The residents take pride in their homes and identify with them quite closely. (2) The residents keep up the property well, being careful to modernize and to keep up with housing trends. The President of one cooperative Board of Directors boasted that he was asking his Board to approve a reserve fund for air-conditioners, so that ten or

25

twenty or thirty years from now, people will still want to live in his development. (3) The residents often cooperate with one another, lending one another plants, establishing cooperative baby-sitting plans, and in one case, borrowing children to do small shopping errands. (4) The residents sometimes mediate their own disagreements through the Board of Directors, theoretically and reducing the animosity that may arise between a person who has been reported to the landlord and the person who reported them. (5) The residents inspect their own property through the elected Board, a right once sought by the residents of non-cooperative Suburban Heights and never attained. (6) It is more difficult to evict a family, since the decision may evolve to the membership, or the membership may place pressure upon its elected officers if they feel that the eviction is neither proper nor necessary. (7) The cooperative ownership may flourish the Board relations, if they are not sensitive to the desires and needs of the membership. (8) There is a low turn-over, generally 7% the first year. (Pamphlets and advertisements often relate the financial advantages of cooperative ownership, including tax advantages; however, this is a relatively unimportant aspect of cooperative 221(d)3 living.)

Other advantages and some of the disadvantages of 221(d)3 living become clear, if one considers what the cooperativist engineer, Mr. Thornton, describes as the three stages of cooperative 221(d)3 living. First, the residents

have a landlord-tenant attitude, continually inquiring whether they may change something in their home, such as paint the walls or construct a backyard patio. Next, they go through a period when they have realized their prerogatives as owners, and they begin making what the management feels to be "excessive demands." Now, the individual residents tend to be "out for themselves", instead of being as involved in a community endeavor. They may want to display their ownership by attaining as much privacy as possible, building an ungainly fence in the rear courtyard, for instance. Third, the resident undergoes withdrawal and feels that his interests are not being taken into account, withdrawing especially from the feelings of cooperation and friendliness that might have characterized his relationship with his neighbors in the previous periods. Management and Board members try to assure the individuals involved that the Board is especially interested in their individual problems. Often, a successful attempt is made to reintegrate them into the community. The fourth stage of cooperative 221(d)3 living is not yet known, because no development has yet reached its fourth year as a cooperative. However, it may not take three years for an individual to complete the entire cycle. According to Mr. Thorton, some people go through the whole cycle in one year. What does seem clear, though, is that in every one of these stages the residents identify with their homes - if not with the cooperatives around them.

Exceptions to this generalization will be discussed later.

The area of identification, self-sufficiency and self-rule is simultaneously the problem with cooperative living. The residents have a self-interested desire to screen incoming residents, and in the process of their intense selectivity, they may keep out those very families for whom the housing program was designed. Furthermore, the thin walls and communal nature of the developments mean that the Board screens such factors as child-rearing practices, proclivity toward parties, and general social attitudes, judging families on what are usually held to be individual decisions - in a sense, invading their privacy because of the very lack of privacy that might occur in a 221(d)3 development. There are other areas that the residents might feel to be an invasion of privacy. Some residents greatly resent the barrage of circulars telling them to cut their grass, paint their fences or buy a storm door. Although the residents cannot be forced to comply (it would be difficult to evict someone for not buying a screen door), they do resent the pressure which minimizes their privacy and their right to live as they please. In addition, the problem of privacy and cooperation is intensified, because the cooperatives have not yet developed an educational program for incoming residents. Residents might not quite know what to expect of one another, what is expected of them, and might either idealize or deognize the concept of a cooperative.

The first of these disadvantages is, to my mind, the most serious one. At Lincoln Square, for example, the Board discourages young couples in their early twenties with two or more children, feeling that the family will have even more children in the near future. But, the young growing family represents one of the groups that most needs adequate housing. Or, the intensive screening process extends to a self-interest that may exclude others in the future.

After living at a cooperative for three years, the residents begin to accumulate equity at the rate of \$10 a month. (A third development, just starting out, has lowered its equity rate to \$5.) This means that if a family lives at a development for 5 years, it may sell its apartment for \$566, the \$326 downpayment and the \$240 accumulated equity. After 10 years, their property may be sold for \$1166. This profit is certainly helpful to the seller. But, the housing is designed for moderate income families within given income limitations, and not many of them could possibly afford this downpayment. The very nature of the financial arrangements involved in the cooperative are
are excluding those for whom the housing was intended, unless,
of course, the equity rate is decreased.

It was for this very reason that the equity rate at Briar Homes, the newest cooperative, was decreased. However, other cooperatives seem to be opposed to an equity decrease, even though it would help people in the future. The President

of Lincoln Square cooperative says, "Our coop was set up... with...roughly \$10 a month equity built up. Now once it's set up and the individuals who moved in were told this (... and a lot of people don't know this - they were told and they forgot...), but I'm there as the President to protect their rights. Now, seeing it's already been set up like that - it should not be changed, because it would not be for the benefit of the individuals living there, although it will be for the benefit of the people coming in."

Similar self-interestedness keeps welfare - A.D.C. - and other financially assisted families out of the development. The Lincoln Square President is opposed to the rent subsidy program, because of the downpayment and equity problems involved. The question that the cooperators raise is "How do we know they will always pay their rent? Are they financially dependable?" Yet, because these families are financially assisted by the government, their rent payment is always assured. And so, one must simply pose the question here of why are some cooperators opposed to financially assisted families? How can that resistance be overcome, if the housing is to aid those who need it most? For, although present residents certainly benefit from the 221(d)3 housing, Thornton has estimated that 87% of the families living at Price Homes could find alternative housing elsewhere if they looking hard enough for a ten percent time and used sufficient initiative. He points out that these people are middle class, were born middle class, and are going to die middle class.

There are several reasons that the people who need the housing most are not receiving it, especially in the cooperatives. One of them is that the FHA, which checks the applications of the initial cooperators, enforces strict criteria to determine financial stability. The second is that the cooperatives are involved in various experiments in integration, and the maintenance of integrated housing means the inclusion of many middle class whites from upper middle class and even upper class backgrounds and the exclusion of the Negroes who most need this housing.

The redevelopment officials, the President of the Lincoln Cooperatives, the managing agent are all aware of the problems and choices posed by integration. President Manson, a Negro whose development is in an Italian neighborhood, states with self-interest that it gets harder to rent apartments as the Negro-white ratio increases, although he feels that the 75:25 ratio at Laurel Gardens could be maintained if that development became a cooperative and joined the cooperative federation. Then, the federation could pass suitable white applicants to other developments interested in recruiting them. Manson feels that the 25:75 ratio at Lincoln is ideal, because it achieves integration without causing whites to run from the neighborhood.

Managing agent Thornton, a Negro, put the matter most succinctly. "Sometimes you stay up at night looking at the ceiling and try to figure out if you've done the right thing."

Thorton hopes that an expanded building program and the initiation and expansion of social services within the developments (presently there are only housekeeping services) might help those who need the housing most. Although Thorton agreed with a redevelopment official that the expectation of problems might introduce problems, he did stress that the manager of a 221(d)3 development must be very sensitive to the needs of the residents. Thorton, a former teacher, agreed with the interviewer that training a social worker in real estate and management might offer one solution to the meeting of individual needs and the inclusion of all types of people in the developments without such selective screening.

All in all, the 221(d)3 cooperatives are a success. (The reasons for one potential failure will be discussed under ethnic relations.) There are two important reasons for this success. One is the sensitivity of the managing agent, coupled with the interest of the residents. Thorton is sensitive to individual needs, opposed to one-man initiated evictions, and concerned with the withdrawal of individuals from the life of the community. He does not express such attitudes as, "If they don't like it, they can move," or "I can't worry about the individual family, I have 220 families to think about," "I'm not a social welfare agency. I'm in the housing business." Thorton's developments do not suffer because of his "liberal" managerial

attitudes and ready analysis of the social implications of various types of housing situations. Indeed, it is always possible that if Thorton did not have these characteristics, the cooperatives' Boards of Directors might not renew his contract.

There is one other reason for the success of the cooperative housing that must be mentioned: That is the difference in the interest of the city government of College City in the success of the cooperatives as opposed to the seeming disinterest of city officials of Eastern City in the location of the non-profit non-cooperatives. In the same week that the mayor of College City sent a memorandum to the appropriate officials asking what color the fences of ghetto-located Briar Homes could be painted, the mayor of Eastern City initiated a clean-up of the ghetto area where Suburban Heights, Hillcrest Homes and Rockland Gardens are, broadly speaking, located. This mayor, pleased with the removal of tons of debris and running for re-election, never explained why the debris had not been removed in previous years. Thorton of College City stated that all renewal project offices have a standing order to lend him whatever assistance he might feel necessary. "I can walk into a project office and ask for 150 copies of garden hints and get it the next day," if there is not sufficient time to wait for a printer. Residents at Rockland Gardens in Eastern City still recall the long wait for mail delivery, sidewalks, the installation of streets and adequate street lighting.

ETHNIC RELATIONS

There are two types of integration at the 221(d)3 developments: inter-racial and intra-racial. Let us first consider intra-racial housing, the interaction of such white sub-groups as Italians, Irish, Jewish, Polish, etc. With one exception, Atlantic Mall, the percentage of any one white subgroup is not known. Significantly, Atlantic Mall is the only development with ethnic problems for none of the other developments have even cared to discover its ethnic composition.

At Colony Homes, Gypsy Park, and Chatham Square there is continual interaction between residents of various ethnic groups. At Colony Homes, members of various ethnic groups mingle on the lawn as they watch their children. At Chatham Square, they chat together on the front stoops. Perhaps the best measure of success is given, though, by the responses of Chatham Square residents, many of them relocated from the surrounding urban renewal area, to the question, "Are the people here pretty much the same kind of people as you?" Elderly residents, many of them immigrants or the children of immigrants, tended to reply, "There are all different kinds, Italian, Jewish, Negro, etc." The younger residents mostly replied "We all earn about the same and have the same education," or "We're all middle class."

Families were also relocated from the surrounding area at Atlantic Mall. There, though, the neighborhood was predominantly Italian, and relocated families were given first preference to the units as provided by the federal legislation. As a result, approximately 50% of the residents are Italian, a fact appreciated by other ghetto residents who tend to look upon the area as their "turf." People from other ethnic groups, white as well as non-white, are resented by these Italian residents. Furthermore, the presence of some extended families in the development (grandparents, children and grandchildren) has meant the presence of some prolonged disagreements between different extended families. In addition, interaction and cooperation between neighbors was decreased because of the possibility of gaining companionship and assistance from family members in the development. Thus, the development lacks cooperation on both the inter-ethnic and the intra-ethnic levels.

The cooperative might be strengthened by two factors: strong leadership and an adequate educational program for the residents. Unfortunately, an educational program has yet to be designed, and the people who tend to rise to leadership positions on the Atlantic Mall Board of Directors are precisely those people who are most likely to move away. Within the past eighteen months, Atlantic Mall has not only had three presidents, but also the equivalent of almost three

that the cooperative should recruit students to the houses, since the student concern for fostering a spirit of cooperation would more than compensate for any potential housekeeping problems.

Interracial integration is a more complex matter. For the purposes of this report, racial integration is defined as the presence of 10% or more of non-whites in a "white neighborhood", or conversely 10% or more of whites in a non-white neighborhood, where the families concerned have approximately the same social characteristics (a.e., number of children, etc.) and the proportions remain stable over a period of time. The proportions of groups found in urban renewal developments are presented in Table I below.

TABLE I: INTEGRATION AT 221(d)3 DEVELOPMENTS
IN URBAN RENEWAL AREAS

Non-profit development	Percentage white	Percentage non-white	Similar characteristics	Stable proportion
Atlantic	80%	20%	Yes	Yes
Briar	50%	50%	No	Unknown
Chatham	32%	18%	Yes	Yes
Hillcrest	14%	86%	Unknown	No
Laurel	25%	75%	No	Unknown
Lincoln	75%	25%	Yes	Yes
Rockland	7%	93%	Yes	Unknown
Suburban	1%	99%	Yes	Unknown

We have counted all inter-racial families as Negro, because they are even more subject to housing discrimination than non-white families. At the two developments in which the whites and non-whites do not share similar social characteristics, the whites are generally students. To date, no problems have arisen between the ethnic groups at Briar Homes or Laurel Gardens. What tensions might possibly exist are those arising from different life styles and interests, and to a limited extent the fact that the students are less likely to have children and to sympathize with the problems of those with children. There is also some differentiation between the groups according to their attitude toward the residents of the public housing project nearby. On the whole the students would like the project residents to mingle with those at Briar Homes, while other residents have more of a tendency to oppose such intermingling and to be a bit leary of families from the project who might move into Briar Homes. However, there are frequent exceptions to this generalization, according to manager Thornton. In fact, the exceptional housekeeping and full cooperation of some of the student families more than compensates for those few student families who might be a bit bohemian and present ideational difficulties to the middle class Negro residents.

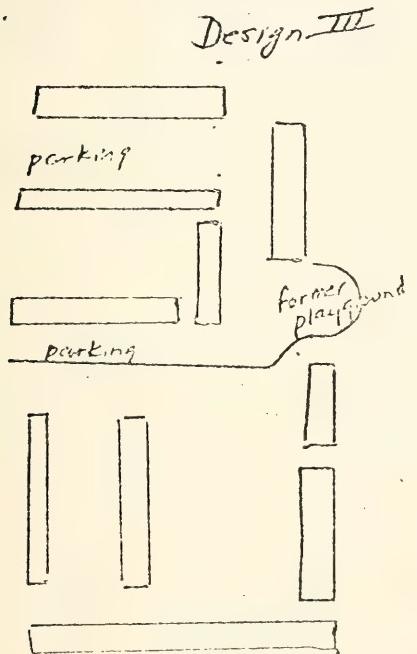
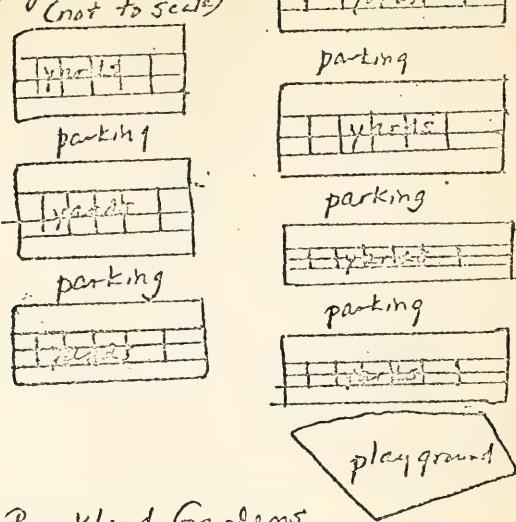
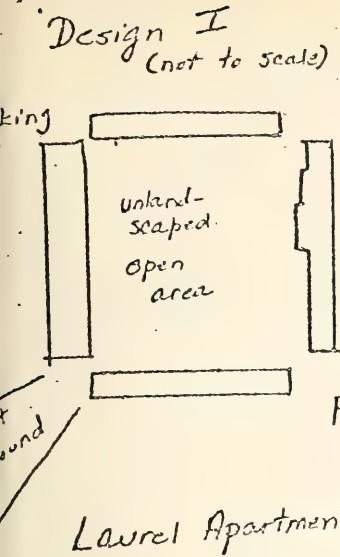
It is also interesting to note that the proportion of whites living at both Hillcrest and Rockland Gardens is decreasing. Although the manager of the Rockland Board of Directors notes that he has been subject to some disagreement

with militant civil rights leaders for not assuring adequate housing for as many Negroes as possible, the managers of the developments do not relate the decreasing proportion of white residents to these ideological factors. Rather, both managers claim that the recruitment of white tenants would involve a substantial effort, costing both time and money, especially since Negro tenants are more readily available.

According to the established criterion, then, only three of the eight developments might be defined as successfully integrated: Atlantic Wall, Chatham Square and Lincoln Square. All of these developments are in predominantly white neighborhoods, and all have less than a 30% non-white population. It should be possible to assess the success of Briar Homes and Laurel Gardens within the next two years. For, although the white residents at these developments do not have the same life style as the non-white residents, preliminary study seems to indicate cooperative relationships. The questions to be asked are: Will cooperation be sustained with a minimum of tension, and what will happen to the developments when the present student-residents complete their degrees?

SUMMARY

A study of eleven 221(d)3 developments in two Eastern cities suggested that problem areas in this program included inadequate supervision of construction, poor architectural pre-planning, especially in such areas as landscaping, garbage and rubbish disposal, and playgrounds. The need for site planning which would include both attractive public and private areas was also stressed, as was the role of good management. It was suggested that management should be firm, but sensitive, aware of the life styles and social problems that might beset 221(d)3 residents. The need for resident identification with the homes was emphasized, and it was strongly recommended that non-profit developments be made cooperatives, since the utilization of a tenants association tends to be a pseudo-solution to the problem of identification and the tenants association depends upon the "welfare" of the development management.



Sutler's Rights II

Simplified Diagram of Location
of Cooperatives in College City

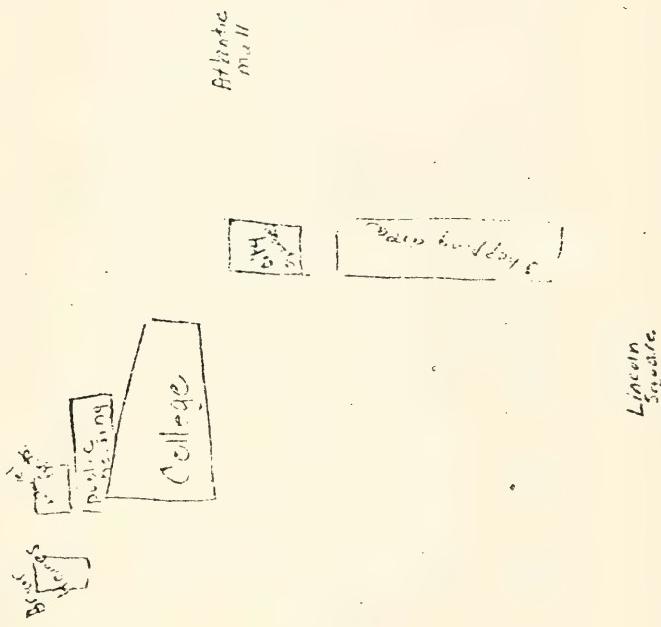


TABLE III: SOME CHARACTERISTICS OF 221(d)3 DEVELOPMENTS

DEVELOPMENT	TYPE	NUMBER OF UNITS	ONE # RENT	TWO-BEDROOM # RENT	THREE BEDROOM # RENT	FOUR BEDROOM # RENT	FIVE BEDROOM # RENT
LIMITED DIVIDEND							
Colony Homes		286		169 \$ 94*	117 \$109**		
Gypsy Park		540	210#	\$70 - \$95	194 \$114	68 \$130	68## \$135 -
Pacific Gardens		104		69 \$100	35 \$115		
NON-PROFIT							
Chathams Square		226	57	\$67 * 100 \$ 75 - 169	\$ 97*		
Hillcrest Homes		202	22	\$75 30 \$ 90	84 \$105	41 \$120	16 \$147
Taurel Apartments		36	8	\$93 10 \$111	10 \$123	6 \$134	
Rockland Gardens		92		24 \$ 88	44 \$ 98	24 \$109	
Suburban Heights		170		\$85	\$ 95		\$105
NON-PROFIT COOP.							
Atlantic Mall		72		36 \$ 98 30 \$113	6 \$125		
Briar Homes		129	14	\$91 56 \$109	43 \$119	16 *** \$129	
Lincoln Square		48		6 \$92 - 14 36 \$108	6 \$124 - 126		

* No utilities are included

Depending upon location. At Gypsy Hill, these include efficiency apartments.

Including three bedroom apartments with 1½ baths.

** Including a den.

TABLE IV: SOME CHARACTERISTICS OF 221(d)3 DEVELOPMENTS

DEVELOPMENT TYPE LIMITED DIVIDED	DENSITY (TO ACRE)	CONSTRUCTION	MORTGAGE PER UNIT	LAND COST PER UNIT
Colony Homes	20	4" cinderblock and 4" brick masonry with wooden floors	\$14,000	\$1000 (value; cost not available)
Gypsy Park	14	brick veneer and aluminum with concrete slab flooring and asphalt shingles	\$14,000	\$1000
NON-PROFIT				
Citizen Square	20	masonite, plywood and brick veneer with asphalt stick down shingles	\$10,420	urban renewal
Hillcrest Homes	27	brick veneer, metal siding, steel, pre-cast, pre-stressed concrete with built up roof roofing	\$13,000	urban renewal
Laurel Apartments	14	reinforced concrete and con- crete block, hardwood and tile floors, concrete casement	\$13,500	urban renewal
Rockland Gardens	17	brick and block	\$14,500	urban renewal
Suburban Heights	22	wood frame, brick veneer, wood and asphalt shingles, clapboard	\$ 9700	urban renewal

TYPE OF DEVELOPMENT NON-PROFIT COOP.	DENSITY	CONSTRUCTION	UNIT MORTGAGE	UNIT LAND COST
Arlington Square	13	Steel frame with concrete block asbestos sheathing exterior. Aluminum awnings are installed on upper windows.	\$13,520	urban renewal
Briar Homes	16	8" purple aggregate thermal block exterior on 12" poured concrete foundations. Block fire wall between each two units.	\$13,372	urban renewal
Lincoln Square	16	Red brick with grey and white fire-proof paneling.	\$14,335	urban renewal



APPENDIX E

AN ANALYSIS OF JOINT CENTER HOUSING STUDY
OF
MAINSDALE, CHARTER, AND ACADEMY HOMES

Prepared by Carolyn A. Christensen
August, 1966

ANALYSIS OF THE JOINT CENTER STUDY OF HOUSING

Charles Tilly from the Joint Center of Urban Studies has done extensive social research on the tenants of the 221(d) 3 developments, Marksdale, Charlene, and Academy Homes. Design Review of the Boston Redevelopment Authority is now planning to conduct a design survey on these developments to establish guidelines for the architectural review of future developments of this type. Tilly has consented to let us use the third round of 61 completed questionnaires which elicited responses on the physical aspects of these developments as a basis for the design of our own survey questionnaire. Part I of this report contains a summary analysis of the results. Part II contains the tally data from each of the questions on Tilly's questionnaire.

PART I
SUMMARY ANALYSIS

Question #1 elicited findings of like or dislike on the part of the respondents for the development as a whole and for specific aspects of it.

- a) Forty-two (80%) of 61 respondents stated they definitely liked living in the development. Only 2 (3%) stated they did not like living in the development.
- b) Features of the development mentioned most frequently (4-12 times), as "liked best" included:

Adequate space
Good heating and regulation
Like private (single-family) type housing
Clean
Play areas for children
More privacy
Quiet
School nearby
Two story
Good neighborhood and friendly, cooperative neighbors
Good location
Layout of rooms

- c) Features of the development mentioned most frequently (26-6 times) as "liked least" included:

Walls (most unsatisfactory feature mentioned 26 times. White color and textured surface soils easily and is difficult to clean)
Floors (also white, soils easily and difficult to maintain)
Play areas
Management service, maintenance
Unfriendly neighbors
Space and arrangement of space
Construction complaints

Play areas, neighbors, and space were among the high frequency items in both "like best," and "like least" groupings. A possible explanation is that for those who liked them best, these features were more satisfactory in the development than in previous residence. For those who liked them least, these features were possibly less satisfactory than in previous residence.

A great variety of features, both physical and social aspects of the development were mentioned from 1-3 times as liking best and least. The fewer times an item is mentioned, the more likely it is that an individual and unshared preference is being expressed. Nevertheless, that the item is mentioned at all indicates that tenants of such developments might be expected to be sensitive to it. (See Part II, Tally Data for listing).

Question #2 elicited response on service by the management.

Forty-four (77%) of the 61 respondents indicated that management took care of all necessary repairs. Fourteen (23%) respondents had complaints about promptness and quality of management service.

Question #3 compared the place lived in prior to moving into the development with the development on 14 counts.

a) On the following items, over 70% liked the development better than the previous residence:

1. Size of Place (82%)
2. Outside of building (87%)
3. Amount of rent paid (74%)
4. Amount of space you have to invite friends over (74%)
5. Amount of space you have to be by yourself (77%)
6. As a place for bringing up children (75%)
7. Nearness to public transport (75%)
8. Safety of streets (82%)
9. Quietness of streets (87%)

b) On 4 items, the frequency of like responses was not so high, but comments indicated that these items were not applicable, did not matter or were the same as in previous residence.

1. Nearness to church (61%)
2. Places to go for entertainment (26%)
3. Schools (61%)
4. Close of people living near you (57%)

c) On one item - grocery stores - 57% of respondents preferred previous residence. ("Grocery store is 1/4 mile away, but for the present the stores are very close to this & convenience of not having one close at hand").

Question #4, 5, 6 compared neighboring and socializing in the development with previous residence.

a) Friends:

- 43% had fewer friends in the new development than in previous residence
- 33% had more friends now
- 25% had about the same number of friends or it did not matter

For those who had fewer friends, the reasons given were that people were less friendly here or that they, themselves, did not mix much.

For those with more friends, the reasons given were the friendliness and sociability of neighbors and the layout of the court.

Question #4, b, c (Cont'd.)

A slightly greater percentage, 52%, stated that they know more of their neighbors in the development than in previous residence. The respondents seemed to be aware that the court layout made it more likely to meet each other while performing daily tasks.

The survey indicated that the layout of the court led to more neighboring than the tenants had previously experienced, but the tenants had either limited interest in neighboring or were not used to it and brought some old behavior patterns and attitudes into the new development.

b) Frequency of seeing relatives:

- 51% saw relatives as frequently as before. Distance makes no difference.
- 13% saw relatives more because they live closer now
- 11% saw relatives less because they live further away
- 25% had no relatives in the area.

Question #7 and 8 Intentions to move out of the development.

Only 1 out of 61 respondents was looking for another place to live at the time the survey was taken. It appeared that despite some dissatisfactions with the development, the great majority are not dissatisfied enough to move out. Forty-six (7%) expressed the hope that they would be living in the development in five years. Five (9%) hoped that they would not be and 10 (17%) did not know. The most frequently mentioned reason for wanting to move out was the desire to own a home.

Question #9 Feelings about public housing and rent subsidy

a) Public Housing:

The majority (80%) of the respondents had never lived in public housing. Thirty-seven percent did not like public housing projects and did not think any more should be built. Sixty-one were satisfied at both poor design and social problems frequently found in public housing. Thirty-eight percent felt more public housing should be built. Comments showed that these people recognized a need for such housing for people like themselves or for others who were financially disadvantaged. A number of respondents considered the 221(d)3 housing as a type of public housing -- yet different from public housing in design and people. Several said that future public housing should be more like Academy, Charlone, and Marksdale.

b) Rent Subsidy

Twenty-three of the 61 respondents were receiving the rent subsidy. Thirty-eight were not. Fifty-one respondents felt that the rent subsidy was a good idea -- much better than public housing. Those who were against it felt that rent subsidy would result in loss of pride. Of the 23 receiving the subsidy, 22 hoped the subsidy would continue. Some expressed a hope to be able to get along without the subsidy some day.

Question #9 (Cont'd)

The rent subsidy had to be explained to many of the respondents -- especially to those 58 not receiving it. Only 4 of the 58 not receiving the subsidy knew others who were receiving it. Approximately 1/2 of those receiving the subsidy knew of others receiving it. The program obviously was not well known at the time the survey was taken. Therefore, those receiving the subsidy were more likely to be aware of others than those who were not.

TALLIED DATA AND FURTHER ANALYSIS OF JOINT CENTER SURVEY

Question #1a. - First of all, would you tell me in general how you have liked living in Marksdale? (Academy? Charlamé?)

	<u>No.</u>	<u>%</u>
Have liked living in the development	49	80
Have not liked	2	3
It's all right	4	7
No response	<u>6</u>	<u>10</u>
TOTAL:	<u>61</u>	<u>100%</u>

Question #1b. - What do you like best about this type of development?

Adequate space	12
Good heating & regulation	11
Like private, single-family house	9
Clean	7
Play area for children	6
More privacy	6
Quiet	6
School nearby	6
Two story	6
Good neighborhood - friendly, comes alive at night	6
Good location	5
Layout of rooms	4
Roomy kitchen	3
Two bathrooms	3
Gas heat included in rent	3
Reasonable rent	3
Convenient to transportation	3
Convenient to shopping facilities	3
Separate entrance	2
Garden, private yard	2
Good storage	2
Free parking facilities	2
More light	1
Not crowded	1
Good hot water	1
Outside appearance	1
Appliances	1
Kept up by tenants	1
View	1
Color Scheme	1
Parlor downstairs	1
Laundry service	1
Paved streets	1

Question #1c. - What do you like best? What would you like to see changed?

A.	<u>No Complaints</u>	<u>6</u>
	<u>No Response</u>	<u>6</u>

B. Design Features - Interior

1. Walls - too thin (8)
- too light (15)
- dislike surface (3) 26
2. Floors - too light
- difficult to clean 10
3. Parklets with space and arrangement of space
- basement (wants cellar, does not want to share cellar) (3)
- bedrooms (not enough - too small) (2)
- Inadequate storage space for garbage inside dwelling unit (week's supply) (1)
- Hallways too open (1) 8
4. Windows - too much glass/
difficult to clean, kids may break 2
5. Neighborhood Box - has only one entrance 1
6. Stairs - danger to baby 1

C. Design Features - Exterior

1. Play areas for children
- inadequate space
- need better maintenance of
- need more equipment
- needs to be better designed
- need supervision 10
2. Outdoor Facilities for children
- clothesline too close to fence/ children get dirty
- cannot put up clothesline (Rules?) 3

C. Design Features - Exterior (Cont'd)

- | | |
|---|----------|
| 3. Need a Fence in Backyard to Protect
children at play and prevent people
from cutting through | <u>2</u> |
| 4. Layout - See 4 bedroom apt.
together - therefore, all small
children in same area | <u>1</u> |
| 5. Not Enough Privacy | <u>1</u> |

D. Construction Complaints

- | | |
|---|----------|
| 1. Gap between wall and floor (2) | |
| 2. Windows open & close with difficulty (1) | |
| 3. Windows drafty (1) | |
| 4. Basement unheated (1) | |
| 5. Place seems to be falling apart (1) | <u>6</u> |

E. Management/Service/Maintenance

- | | |
|---|-----------|
| 1. Problems with garbage (not picked
up often enough, no place to
store, cans should be placed on
side rather than front of house
and near windows) (3) | |
| 2. Maintenance (General - promptness) (3) | |
| 3. Pests - rats and roaches (2) | |
| 4. Rules not enforced fairly (1) | |
| 5. Not enough hot water (1) | <u>10</u> |

F. Neighbors

- | | |
|---|----------|
| 1. Unfriendly (2) | |
| 2. Complaints about other's
destructive children (4) | |
| 3. Complaints by others about
respondents children (2) | |
| 4. Cats and dogs (1) | <u>2</u> |

G. Miscellaneous

1. Stores (groceries and other commercial facilities) inconvenient	3
2. Rent too high for middle-income families	1
3. Misunderstood type of housing before moving in/ wanted detached dwelling	1
4. Do not consider this a home	1
5. No stopper for sink	1
6. Need more housing for larger families	1
7. Venetian blinds difficult to clean.	1

COMPLAINTS BY RESPONDENTS

1. "The hallways are not kept clean. When someone comes to see you and walks into an entrance which is dirty, its not a very good appearance. We pay enough rent to have our hallways cleaned -- wouldn't mind cleaning my own hall as long as someone took care of the front entrance."
- "Big rats run around the rocks planted across the way. We keep our doors closed to prevent them from entering. I leave through the back door at night to avoid them."
2. "I have no place to throw away my rubbish. I have a large family and our rubbish piles up fast. Rubbish man comes only once a week. I have to store the rubbish in a closet which may draw roaches."
3. "I wanted a home when I came home - now its just a place to live." Complained first children you like all for everything that happened in New York - not treated nice. No place for them to play - good psychological effect for children.
4. "The white walls are a problem and I have 7 children. Its not even the kind you can wash."
5. "I don't like the light floors and the white walls. Hard to keep clean. I've worn out more mops since August than I have in a long time."
6. "More housing should be built to accommodate large families. As far as upkeep, this development is supposedly for middle-income families, but everyone is struggling to pay the rent. How can I afford to paint these white walls which my kids dirtied in no time. Latex paint can only be used and that's \$4.95 a gallon or half gallon."
7. "Very hard to keep these kitchen floors clean. Kids track in sand from school and dirty them."
- "You're afraid to raise your voice. I have to turn my T.V. up to prevent hearing people outside next door. There are some things you don't want to hear."

8. "Children destroy this decent place. I have no small children. Even if I did they wouldn't destroy."
9. "I don't like the garbage cans in front of my house. I think they should be one on each side as my neighbor uses mine and not placed in front of the window."
10. "Living room wall is so thin I can hear my neighbor sneeze."
11. "Kids run all over the place. Grass can't grow. Ditches are dug. No men to patrol the area and keep the kids under control. I realize they need to play, but not all over the lawn."

Question #2 - When things go wrong around this place, how well does the landlord (manager) take care of repairs?

	No.	%
takes care of all	47	77%
takes care of some	4	
does little	1	
does nothing	1	
can't tell yet	4	
don't know	1	
not applicable		
no response	3	
Total:	61	

A number of complaints were made about promptness of service.

Question #3 - Now I'm going to read a list of things people complain about about this place now, and I'd like you to tell me whether you like this place better than the last place you lived, or don't like it as much, or think that there's not much difference, on each item.

Compared to the last place you lived, do you like it better, worse or the same:

	Like It		Don't Like		Not Much Difference		Other	Total
	#	%	#	%	#	%		
The size of this place	50	(82)	6	(10)	5	(8)		61
The cut side of the bldg.	53	(87)	5	(8)	3	(5)		61
Amount of rent you pay	45	(74)	6	(10)	9	(15)	1	61

	<u>Like It Better</u> <u>#</u> <u>%</u>	<u>Don't Like It As Much</u> <u>#</u> <u>%</u>	<u>Not Much Difference</u> <u>#</u> <u>%</u>	<u>Other</u> <u>#</u>	<u>Total</u>
Amount of space you have to invite your friends over	45 (74)	7 (12)	8 (13)	1	61
Amount of space you have to be by yourself	47 (77)	9 (15)	4 (7)	1	61
As a place to bring up children	46 (75)	7 (12)	4 (7)	4	61
Grocery stores	8 (13)	35 (57)	17 (28)	1	61
Nearness to public transportation	45 (74)	4 (7)	11 (18)	1	61
Nearness to your church	37 (61)	9 (15)	15 (25)		61
Places to go for entertainment	16 (26)	4 (7)	41 (67)		61
Schools	37 (61)	6 (10)	15 (25)	3	61
The class of people who live near you	35 (57)	2 (3)	21 (34)	3	61
The safety of the street	50 (82)	5 (8)	5 (8)	1	61
The quietness of the street	53 (87)	3 (5)	4 (7)	1	61

EXPLANATIONS AND COMMENTS

1. Several respondents liked it better, but qualified their answer by saying they pay more now, but are getting more also.
2. A grocery store is being constructed. Some of the respondents knew, some did not. Most respondents felt the grocery store was too far away. One respondent stated that she liked the grocery store better further away. Her kids were not always demanding money.
3. The "Other" column includes the following: no response, not applicable, don't know.

Question #4a. - Would you say that you have more close friends now than before you moved into the development?

	No.	%
Yes	20	33
No	26	43
Other : Same	11	18
Don't mix much	3	5
Work	1	2

Reasons for more friends:

1. Cooperativeness, friendliness of neighbors 6
2. Closeness, proximity 4
3. Families with children same age 1
4. Layout of court 3
5. Better neighbors 2
6. Closer to friends - visit oftener 1
7. Academy tenants - friends before 2
8. Because of children 1

Question #4b.

COMMENTS:

- "Congenial people, cooperative. Did a good job of screening people, few rotten eggs."
- "I have met more since I moved here, but I naturally kept my old friends."
- "More friends visit here than before because I was a little further out of the way."
- "I know more in my last neighborhood. I met 3 or 4 new friends and we work together in the yard."
- "Last place, didn't want to associate with my neighborho

Reasons for less friends:

Working - no time	2
Don't like to mix	7
No, its more private (here)	1
People unfriendly - snobbish	2

Comments:

- I don't call them friends, but neighbors
- I don't want people in and out of my house. I just say hello and be friendly
- People try to be better than other persons because they move into a better place.
-

Question #5 - Would you say that you see your relatives in the Boston area more or less often since you moved into this development?

No. %

Not applicable (no relatives in area)	15	25
More	8	13
Less	7	11
Same	31	51
	61	100%

Reasons:

More friends: more closer now relatives like this place	4	1
Less friends: lived closer before	7	
Same: distance makes no difference	3	
same neighborhood as before	1	
same distance as before	1	

Question #6 - Would you say that you know more of your neighbors here than in the last place you lived?

	No.	%
Yes	32	52
No	21	34
Some	5	8
No response	2	3%
Don't know	1	2
	61	100%

Question #6 (Cont'd) - Why is that?

Know More Neighbors:

1. Court layout - closeness	14
2. Neighbors - friendly, cooperative	7
3. Using laundry, sweeping, etc.	3
4. Committee meetings	2
5. Development houses many former neighbors	1
6. Other similar people - young married couples	1

Know Less Neighbors:

1. Working - too busy	5
2. Lived long in last place - too new here	2
3. No desire	1
4. Residents snobbish	1

Same:

1. Work	1
---------	---

Question #7 - Are You Looking for Another Place Now?

No	60
Yes	1
	61

- Reason given for desire to move -

Brother was moving out, so didn't need the space, but as yet has not started to look for another place.

Question #8a - Do you expect to be living here five years from now?

No	5	(9%)
Yes	46	(74%)
Don't Know	10	(17%)

#8b. Why is that?

Yes: If I'm living
Unless my husband decides to buy a house
I'll be here until they throw me out
As long as I can keep up the rent
It would be up to them. We have to go by the contract
With the complaints from the office about my children, I
might not be here in a year's time

Question #8b (Cont'd)

Yes (Cont'd)

- Yes, unless I buy
- I hope so (2)
- I think so. I can't afford to buy my own home
- Twenty years from now I hope.

- No:
- Children are in college / I won't need much room
 - Suburb / own home
 - I want my own home
 - Own home. I heard this place will fall apart anyway.

Don't Know:

- I'd like something of my own one of these days. If luck comes my way, maybe we can have a place of our own.
- I want a private home
- I'd like to have my own home. I'm not too in love with this place.
- No response (2)
- I hope not - would like a single house of my own.
- Hope so, or have our own home.
- I'd like to have my own place.
- Never thought about it. So far as I know, I'll be here.

Question #9a - What do you think about public housing? Would you like to see more or less public buildings?

No Response	1
Don't know	2
Yes	23 (38%)
No	35 (57%)
	<u>61 (100%)</u>

Comments and Explanations

1. Criticisms against public housing:

- Most frequently mentioned criticisms of public housing:

- a) Too congested, too many people 11
- b) Public housing too high 4
- c) No privacy 6
- d) Too many children - problems with disciplining children and teenagers 4
- e) Elevators abused 3
- f) Tenants abuse property, cause deterioration 2
- g) Undesirable people in public housing
- h) No pride in projects - bad for morale 2

Question #2a (Cont'd)

- Other criticisms

- a) Especially not good for children
- b) City no good with just projects
- c) No fresh air
- d) Look impersonal
- e) Like living in prison
- f) Have to move if family income increases

Comments:

- "Everybody knows everybody's business"
 - "I prefer a private place. I think they're built for Negroes who are displaced. In that case more units should be built. I, myself, want to 'get ahead' with my own home."
 - "Ought to tear them down"
 - "We have plenty of public housing ... In public housing it's harder to better yourself in the presence of all sorts of people."
 - "Too congested. People tear the place apart. 'Low income families' yield problems. Not that I'm prejudiced, "Screening for potential residents is bad" education needed.
2. A number of respondents seemed to consider 221(d)3 housing as a type of public housing - but yet different than public housing in both design and type of people. (11 comments reflected this)
- "No, people thrown together - not screened as here. People taken if they 'appreciate' a home.
 - More developments like Academy (Marksdale, etc.) (9)
 - No privacy afforded. Here houses are attached, yet individuals' doors appear to be like a private dwelling.
3. Twenty-three out of 61 felt that public housing was good.

Comments:

- Yes, better than shacks people are living in (2)
- It's good for those who can't afford it (anything better) (5)
 - "I like it. It's necessary financially. I would have to move if it weren't for rent subsidy."
- One respondent prefers high-rise housing - felt afforded more privacy.
 - "It's nice for people with a lot of children. There should be more."
- "It satisfies a need."

Question #9. - Have you ever had any personal experience with public housing?

Yes	12	(20%)
No	49	(82%)
	61	(100%)

Coding:

Yes, if respondent had lived in public housing

No, if respondent had not lived in public housing even if had seen or visited people who lived in public housing.

Comments:

1. Yes, Mission Hill. It was awful. Came into contact with all kinds of things ... People threw garbage out of windows. I hope I never have to go back there.
2. Yes, it's nothing compared to this place. It's my own home.
3. No, tried to get in because house on Dudley Street was so terrible - violated many of the housing codes. The Milk Street office is so disorganized that they had us listed as living in Whittier Street when we went to them the second time and we'd never even been given a place at all. Said that they lost our application - Then no 4 bedrooms available. I went to Mayor Collins. He did nothing for me ... You know who helped me? - "Brooke." I went to him and in one day some action started that's how I got in here.

Question #9(2)a. - What do you think about the rent subsidy method of making decent housing available for low-income families? Do you think it's a good idea?

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Comments:

1. Only 2 out of 61 did not approve of the program.
 - "Not a good idea - Person who can't pay a certain rent has a loss of pride if someone meets his payments for him; feels people should live where they can afford to live."
2. Fifty-one out of 61 thought it was a good idea.
 - Yes, there should be more. Gives a chance for us to live as others as we rightfully should.
 - Yes, they have to have a good home for their children.
 - Yes, the ability to live in a middle-income area without an option to public housing people will better their own living. This is a wealthy town.

Question #9(2)a. (Cont'd)

- "Yes, it's marvelous. Does away with all those dumping areas. Marindale looks beautiful."
 - "It's a swell idea."
3. While some approved of the program, they gave certain qualifications.
- "Yes, if the federal government doesn't expect anything in return."
 - "Yes, (explains) there should be periodic and unannounced inspections." Implied that rent subsidized people would not take care of their houses.
4. One stated need for better education.
- "Rent subsidy is a good idea. First of all, you have to know how to go about these things. I never heard of it. I don't think these things are too well advertised."
5. A criticism of program showing incomplete understanding.
- "You might say the federal government pays part of our rent." Has been a help - I don't think its many, they also own families more than others. My rent is \$120.00 and I pay \$60, and the government pays \$60. With some people it's the other way around.

Number of individuals on rent subsidy, knowledge of others on subsidy:

	Don't know	Know others
Don't know	3	24 (77)
Know others	33	8 (22)

- A much larger percentage of those who receive the subsidy know others (some personally, some by name, or just realize that others in the same development may be receiving it too) who receive subsidies.

Comments:

- "I didn't know any one personally, but I should think all those on ADC would be on rent subsidy, and I know some families on ADC."
- "I know there are more here, but never met any of them."
- "I know one other on rent subsidy and she knows that I'm on the program also."

Comments (Cont'd)

- Mrs. Saunders knows that Mrs. Stephens is on rent subsidy. She said that Mrs. Stephens is in conflict as to whether to tell certain neighbors she is on rent subsidy. According to Mrs. Saunders, a neighbor approached Mrs. Stephens and questioned her about her shabbily-dressed children. She hinted that perhaps all the money earned or received was used for rent while the children came out on the short end. Mrs. Stephens does not know whether to explain that she is on the rent subsidy program. Mrs. Saunders said many people who are non-subsidy and unaware of the rent subsidy program wonder how mothers, perhaps divorced or separated, can afford to pay the high rents and yet let their children run ragged. The rents, said Mrs. Saunders, can be figured out by the number of rooms in each apartment.
- Some stated that others who had also attended a meeting at which rent subsidy was explained might also be receiving the subsidy.
- Very few of those who were non-subsidy know about those who were. (89%) This might be explained by a lack of knowledge about the program on the part of this group.
- One woman's comment. Although she knew no one personally "I have my suspicions."

Question #2c. - Rent Subsidy. Would you like it to continue?

Yes	22
No	--
No Response	1
Don't Know	--
Not on Subsidy	38

Comments on Rent Subsidy:

1. Of 23 on rent subsidy, all but one who gave no response, 22 gave positive responses (91%). Only 11 or 12 is favorable.
2. Six of 23 respondents having favorable comments about rent subsidy expressed desires to get along without rent subsidy in the future - (Have aspirations - while accept it now, would like eventually to get along without).

Typical of such comments:

- "Yes, unless I can afford to pay the rent. I like to do right. I don't like to slip by on nothing."
- "Yes, would like to continue on it until my husband can get a better paying job."
- "No I'd like off public, if I could get it up like all other kind of public service. People should live, at least I do, if they are self-supporting. I am, however, still on a good thing. I would still rather if I were independent."

Question #9c. (Cont'd)

3. Three out of 23 expressed ignorance of time limit

- "It's a big help. They didn't give me a time limit."
- "Oh, there's a time limit? I'd better find me a husband real quick!"

4. One out of 23 expressed need for periodic examination of people on program.

- "Re-examination will yield some denial of the program. If I'm not eligible, I'm ready to give it up ... Periodic examination is necessary. Not everyone is honest."

Question #9d. - Rent Subsidy - Does anyone here know that you are receiving a rent subsidy?

Yes	6
No	14
No response	--
Didn't Know	3
	23
Not on Subsidy	38
Total	61

Comments and Explanations:

1. Generally speaking, those who received the subsidy consider it a private matter; have told it to very people, and do not think others are aware that they receive the subsidy.

Partial Comments:

- No, my husband and I agreed it would be none of their business.
- So far as I know, I don't think so. I never told nobody. I never even told my mother what I'm paying. They think I'm paying the total rent.

2. Four out of 23 answered the question "How do other people treat you?"

Three stated: "Alright, it doesn't matter."

One stated: "Yes, it does make a difference."

Question #9d - Rent Subsidy - Do you think it makes any difference to them?

Yes	3
No	8
No Response	10
Don't Know	2
	23
Non Subsidy	38
Total	61

Question #21 (Cont'd)

- Few comments were elicited by this question - It appears the question was (not) answered if the respondent thought no or few people knew about the situation; therefore, the question didn't apply - (10 out of 23 no responses).
- Six respondents said it made no difference in treatment given them.

"It shouldn't, why should it?"

"No, I don't think they are that mean or prejudiced. I figure, if I'm half decent to people, they will be half decent to me."

- Two comments expressed it would make a difference.

"People have a way of being snobbish about it."

"May be yes - I think so."





APPENDIX F

A Summary of Project Characteristics for
Marksdale Gardens, Charlene, Academy Homes -
Washington Park Urban Renewal Project

Characteristics of these projects have been tabulated by Dave Myers to determine their intensity of development. The data provides an indication of possible densities in other project areas which use similar types of construction and 221(d)3 financing.

It was found that the characteristics for Marksdale and Charlene are very similar--primarily because all construction will be row housing. Academy Homes is a more densely developed scheme. This is possible as it includes four-story walk up construction. If the site had been flat, a somewhat higher density could probably be obtained.

One conclusion of the analysis is that thus far the high densities proposed for the new housing areas in the South and some other projects have not been achieved under 221(d)3. The controlling factors are primarily height limitations and parking requirements.

Definition of Terms Used

1. Area of right-of-way (R.O.W.) - includes interior roads and parking.
2. Net area - total site area less R.O.W.
3. Estimated population - assumes two persons for first bedroom and one person for each additional bedroom.
4. Gross F.A.R. (floor area ratio) - total floor area divided by total site area.
5. Total rooms - based on F.H.A. room count.

TABLE

	Marksdale Gardens	Charlene	Academy Homes	Castlegrove
Total site area:	162,225 s.f. 3.731 acres	215,273 s.f. 4.951 acres	325,445 7.485 acres	586,500 13.47
Area of R.O.W.:	37,518 s.f. 23.1% .863 acres	81,964 s.f. 38.1% 1.885 acres	125,871 s.f. 38.6% 2.895 acres	175,952 4.05
Net buildable area:	124,707 s.f. 2.868 acres	133,309 s.f. 3.066 acres	199,574 s.f. 4.590 acres	410,548 9.44
Number of dwelling units:	82	92	202	596 old city 63.1
Dwelling units/net acre:	28.6	30.0	44.0	44.2
Dwelling units/gross acre:	22.0	18.6	27.0	



TABLE (Continued)

	Marksdale Gardens	Charlane	Academy Homes	Castle Square
Estimated population:	298	368	793	180 ⁸
Persons/net acre:	103.9	120.0	172.8	191.5
Population/gross acre:	80	74	106	134.0
Population/unit:	3.6	4.0	3.4	3.3
Building coverage:	41,186 s.f.	45,763 s.f.	70,337 s.f.	194,427 ^x
Gross coverage:	.2534	.2126	.2161	.3315
Net coverage:	.3302	.3432	.3524	.4733
Total ^{s.f.s} floor area:	82,362 s.f.	102,426 s.f.	220,400 s.f.	507,936
Gross F.A.R.:	.5077	.4758	.6772	.8659
Total rooms:	506	558	1,328 ^b	N A
Rooms/gross acre:	135.6	112.7	117.4	—
Rooms/net acre:	176.4	182.0	289.3	—
One bedroom:	—	—	23	144 ^a
Two bedroom:	42	24	40	96 ^a + 135 ^c
D.U. breakdown - 3 bedroom:	28	44	80	122
D.U. breakdown - 4 bedroom:	12	24	47	69
D.U. breakdown - 5 bedroom:	—	—	12	—
Total number of bedrooms:	216	276	591	1,212

^x incl. commercial





APPENDIX G

NUMBER OF HOUSING UNITS IN VARIOUS STAGES

- complete, in planning or in construction

USING	EFFICIENCY	1. BR	2. BR	3. BR	4. BR	5. BR	Total
1. Alanx Sales Housing			11	4			15
2. A-B-3 elth Baptist Church	2	10	24	12	6		54
3. rksdale - 1			42	28	12		82
3. Academy Homes Extension		17	57	74	59		207
2 / C-1 / F-4 rren Gardens		1		142	50		193
2. arlame I			24	44	24		92
3. rksdale Extension			44	28	12		84
4. arlame II	67			8	12	18	38
5. Joseph's Housing		12	26	42	34	6	120
ublic Housing for Elderly	21	140	6				167
1. blic Housing for Elderly	16	83	5				104
1. Academy Homes I completed		23	42	89	41	16	202
2a. Academy Homes Extension under way			21	39	12		72
2b. Academy Homes Extension under way		5	6	17	9		37
Housing in planning stage - remainder built or in construction.							

(see Estate Plan for 70 Westminster (cont'd))

15 Acre - single houses 15500 SFCA

USING	EFFICIENCY	1 BR	2 BR	3 BR	4 BR	5 BR	Total
arksdale III	1966		8	2	2		12
TAL	39	291	324	524	279	22	1,479

